

TURNBULL CREEK
Community Development District

January 11, 2022

AGENDA

Turnbull Creek Community Development District

475 West Town Place
Suite 114
St. Augustine, Florida 32092
District Website: www.turnbullcreekcdd.com

January 4, 2022

Board of Supervisors
Turnbull Creek Community Development District

Dear Board Members:

The Turnbull Creek Community Development District Board of Supervisors Meeting is scheduled for **Tuesday, January 11, 2022 at 5:30 p.m. (closed session) 6:30 p.m. Regular Business Meeting** at the **Murabella Amenity Center, 101 Positano Avenue, St. Augustine, Florida 32092.**

Following is the advance agenda for the meeting:

5:30 p.m.

- I. Shade Session Regarding Security Plan *

6:30 p.m.

- I. Roll Call
- II. Public Comments *(regarding agenda items listed below)*
- III. Staff Reports
 - A. Landscape Manager *(Presenter: Trimac)*
 - 1. Inspection Checklist
 - B. Engineer *(Presenter: JMT)*
 - 1. Consideration of Proposal to Conduct Stormwater System 20-Year Need Analysis and Prepare Report for Submission to St. Johns County
- IV. Consideration of Resolution 2022-03, Adopting Amended Prompt Payment Policies
- V. Staff Reports (Part 2)
 - A. Attorney *(Presenter: Jennifer Kilinski)*

- B. Manager (*Presenter: Ernesto Torres*)
- C. Operation Manager – (*Presenter: James Schieszer*)
 - 1. Memorandum
 - 2. Proposal from Roberts Tree Service for Removal of Dead Pine Trees
 - 3. Proposal from Court Surfaces for Pickleball Lines
 - 4. Proposal from Trimac Outdoor for Mulch
 - 5. Proposal from Trimac Outdoor for Sod Replacement
 - 6. Lake Maintenance Report
- D. Amenity Center Update (*Presenter: Erick Hutchinson*)
 - 1. Gift of Dance
 - 2. Amenity Soccer
 - 3. Amenity Basketball

VI. Supervisor's Requests and Public Comments

VII. Approval of Consent Agenda (*Presenter: Ernesto Torres*)

- A. Approval of Minutes of the November 9, 2021 Meeting
- B. Balance Sheet as of November 30, 2021 and Statement of Revenues & Expenditures for the Period Ending November 30, 2021; Month-to-Month Income Statement; Assessment Receipt Schedule
- C. Approval of Check Register

VIII. Adjournment (*Next Scheduled Meeting – March 8, 2022 @ 6:30 p.m.*)

I look forward to seeing you at the meeting. If you have questions regarding any of the items on this agenda, please call me in advance of the meeting.

Sincerely,

Ernesto Torres
District Manager

* *Florida law requires Board discussions related to the District's security system, as well as any discussions that would reveal the operations of the security system, types of equipment, and/or*

locations, to be held in a closed session, per Section 119.07138 and Section 281.301 of the Florida Statutes. Only the Board and staff can be present for discussion of this agenda item.

THIRD ORDER OF BUSINESS

A.

1.

Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

Landscape Maintenance Checklist (Trimac)		Week Starting: NOV. 01 / Nov. 05
1.0 Maintenance	<div style="display: flex; justify-content: space-between;"> <div style="border: 1px solid black; width: 100px; height: 100px; background: repeating-linear-gradient(45deg, transparent, transparent 2px, black 2px, black 4px);"></div> <div>Page 1 of 2</div> </div>	
Non-Growing Season Only (November 1 - March 31st)		
1.1 Mowing (by Friday of each week) 3 days / week	Comments	
All Turf & Pond Areas	Note below all areas or ponds not mowed per schedule with reason	
Monday - Soccer Field & Berm Along Pacetti Rd / Clubhouse areas Amenity Ponds # 1- 5	X	We mowing all the lakes on this section
Tuesday- Verona Way, Park & SR16 Entrance / Ponds # 6, 7, 8, 9, 15 & 16	X	
Wednesday - Pescara Fields & playground areas Ponds # 1 - 5	X	
Thursday - Rugusa Field / Pond Banks #10, 11, 12, 13, 14,	X	
Friday - Outer berms off od SR16 & Pacetti Rd	X	
1.2 String Trimming	Comments	
Trimming around all obstacles at every mowing cycle to include fences on pond side, light poles, tress & shrubs.	X	
1.3 Edging	Comments	
All hardscape and paved trails at each mowing cycle	X	
1.4 Blowing	Comments	
All hardscape areas blown clean, including tennis & basketball courts, streets and parking lots	X	
1.5 Weed Control	Comments	
Weeding of plant beds, all natural areas and berms	X	
Pre & Post emergents applied at appropriate times	X	
1.6 Pruning	Comments	
Shrubs, vines and orimantal trees in common areas and berms to be pruned to maintain their natural shape and maintain appropriate distances between pedestrian and vehicle areas.	X	
Trees (crape Myrtles) shall be pruned when dormant (winter)	X	
Palms trimming shalll be done one time per year (June-July)	X	
1.7 Berms	Comments	
Berms to be cleaned, weeded and manicured, grasses trimmed once a year at the same time pine straw is put down (Yearly)	X	
Weeds to be removed / treated year round as needed	X	
2.0 Pesticide Application	<div style="display: flex; justify-content: space-between;"> <div style="border: 1px solid black; width: 100px; height: 100px; background: repeating-linear-gradient(45deg, transparent, transparent 2px, black 2px, black 4px);"></div> </div>	
2.1 Turf Pest Control	Comments	
Turf inspected weekly and spot treated (As Needed)	X	
Ant, mole & cricket control can be requested once a year Documentation shall be given to owner for proof & chemical	X	
Top Choice grannular insecticide blanket application for (fire ant control) annually at 3 entrances, amenity center, roadways, bermuda grasses	X	
Fire ant spot treatments as needed to control mound outbreaks with "other" products (Not Top Choice) as needed	X	

Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

2.2 Shrub & Tree Pest Control		Comments	Page 2 of 2
Shrubs & Trees Pest Control inspected bi-weekly	X		
3.0 Fertilization	XXXXXXXXXXXXXXXXXXXX		
3.1 Turf Areas		Comments	
All lawn areas (entries, amenity center & mail kiosks are fertilized with grannular slow release fertilizers			
To be completed in 4 rounds (March, May, September & November)			
3.2 Shrubs & Trees		Comments	
Shrubs / trees to be fertilized twice a year with grannular slow release nitrogen source in 2 rounds (March & September)			
One application of systemic insecticide and liquid fertilizer made to shrubs and trees (April or May)			
Seasonal annuals fertilized on 30 day cycles	X		
4.0 Irrigation (All Inclusive Package) Guidelines	XXXXXXXXXXXXXXXXXXXX		
Bi-Weekly Inspections (26 per year)		Comments	
All controllers, sprinkler heads, valve boxes, adjustments as needed, watering schedules, submit a written report	X		
Note: This contract shall include the following at N/C Lateral line repairs, valve repair and replacement as needed, Solenoid replacement, Head replacement, Relocation or adjustments to heads, Wire splices or cut wires, Valve box replacements, Decoder repairs, Battery replacements, Any damage to the landscape due to irrigation related issues like under & over watering These are to be completed within 24 hours of notification.			
Note: Things that fall outside the contract The water source and pump system or respective controls, Mainline repairs 4" pipe, Timer repairs, vandalism.			
5.0 Mulching		Comments	
All amenity areas, roadways and roundabout mulched twice yearly (March & late summer) 2" depth			
Pine straw to be applied to all berms areas twice a year (March & September) 3" depth			
6.0 Seasonal Color		Comments	
Annuals shall be changed out 4 cycles per year (March, June, August-September, December)	X		
Areas of seasonal color are:			
SR16 / San Giacomo entrance (420 plants per installion)	X		
Pacetti Rd / Terracina Dr (85 plants per installation)	X		
Main entrance at Pacetti Rd (215 plants per installation)	X		
Amenity center beds and roundabout (612 plants per installation)	X		
Christmas color display of poinsetta's at amenity center entrance at the holidays			
Signature (Duval):		Signature (Operations Manager) :	

Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

Landscape Maintenance Checklist (Trimac)		Week Starting: Nov. 8th. / Nov. 12th.
1.0 Maintenance	<div style="display: flex; justify-content: space-between;"> <div style="width: 60%;"> <p style="margin: 0;">Growing Season Only (April 1st - October 31st)</p> <p style="margin: 0;">1.1 Mowing (by Friday of each week) 5 days / week</p> </div> <div style="width: 35%; text-align: right;"> <p style="margin: 0;">Page 1 of 2</p> </div> </div>	
All Turf & Pond Areas	<p style="margin: 0;">Note below all areas or ponds not mowed per schedule with reason</p>	
Monday - Soccer Field & Berm Along Pacetti Rd / Clubhouse areas Amenity Ponds # 1- 5	<input checked="" type="checkbox"/>	Trimming the Oak tree on the entrance way and the Amenity center
Tuesday- Verona Way, Park & SR16 Entrance / Ponds # 6, 7, 8, 9, 15 & 16	<input checked="" type="checkbox"/>	We remove the uprooted stump
Wednesday - Pescara Fields & playground areas Ponds # 1 - 5	<input checked="" type="checkbox"/>	Trimming the Oak tree up to 10'
Thursday - Rugusa Field / Pond Banks #10, 11, 12, 13, 14,	<input checked="" type="checkbox"/>	Trimming the Oak tree on the berms behind the field
Friday - Outer berms off of SR16 & Pacetti Rd	<input checked="" type="checkbox"/>	Pull weeds by the amenity center and continue Trimming the Oak tree by the Athletic fields
1.2 String Trimming	Comments	
Trimming around all obstacles at every mowing cycle to include fences on pond side, light poles, trees & shrubs.	<input checked="" type="checkbox"/>	
1.3 Edging	Comments	
All hardscape and paved trails at each mowing cycle	<input checked="" type="checkbox"/>	
1.4 Blowing	Comments	
All hardscape areas blown clean, including tennis & basketball courts, streets and parking lots	<input checked="" type="checkbox"/>	
1.5 Weed Control	Comments	
Weeding of plant beds, all natural areas and berms	<input checked="" type="checkbox"/>	
Pre & Post emergents applied at appropriate times	<input checked="" type="checkbox"/>	
1.6 Pruning	Comments	
Shrubs, vines and ornamental trees in common areas and berms to be pruned to maintain their natural shape and maintain appropriate distances between pedestrian and vehicle areas.	<input checked="" type="checkbox"/>	
Trees (crape Myrtles) shall be pruned when dormant (winter)	<input checked="" type="checkbox"/>	
Palms trimming shall be done one time per year (June-July)	<input checked="" type="checkbox"/>	
1.7 Berms	Comments	
Berms to be cleaned, weeded and manicured, grasses trimmed once a year at the same time pine straw is put down (Yearly)	<input checked="" type="checkbox"/>	
Weeds to be removed / treated year round as needed	<input checked="" type="checkbox"/>	
2.0 Pesticide Application	<div style="display: flex; justify-content: space-between;"> <div style="width: 60%;"> <p style="margin: 0;">2.1 Turf Pest Control</p> </div> <div style="width: 35%; text-align: right;"> <p style="margin: 0;">Comments</p> </div> </div>	
Turf inspected weekly and spot treated (As Needed)	<input checked="" type="checkbox"/>	
Ant, mole & cricket control can be requested once a year Documentation shall be given to owner for proof & chemical	<input checked="" type="checkbox"/>	
Top Choice granular insecticide blanket application for (fire ant control) annually at 3 entrances, amenity center, roadways, bermuda grasses	<input checked="" type="checkbox"/>	
Fire ant spot treatments as needed to control mound outbreaks with "other" products (Not Top Choice) as needed	<input checked="" type="checkbox"/>	

Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

2.2 Shrub & Tree Pest Control		Comments	Page 2 of 2
Shrubs & Trees Pest Control inspected bi-weekly			
3.0 Fertilization			
3.1 Turf Areas		Comments	
All lawn areas (entries, amenity center & mail kiosks are fertilized with grannular slow release fertilizers			
To be completed in 4 rounds (March, May, September & November)			
3.2 Shrubs & Trees		Comments	
Shrubs / trees to be fertilized twice a year with grannular slow release nitrogen source in 2 rounds (March & September)			
One application of systemic insecticide and liquid fertilizer made to shrubs and trees (April or May)			
Seasonal annuals fertilized on 30 day cycles			
4.0 Irrigation (All Inclusive Package) Guidelines			
Bi-Weekly Inspections (26 per year)		Comments	
All controllers, sprinkler heads, valve boxes, adjustments as needed, watering schedules, submit a written report			
Note: This contract shall include the following at N/C Lateral line repairs, valve repair and replacement as needed, Solenoid replacement, Head replacement, Relocation or adjustments to heads, Wire splices or cut wires, Valve box replacements, Decoder repairs, Battery replacements, Any damage to the landscape due to irrigation related issues like under & over watering These are to be completed within 24 hours of notification.			
Note: Things that fall outside the contract The water source and pump system or respective controls, Mainline repairs 4" pipe, Timer repairs, vandalism.			
5.0 Mulching		Comments	
All amenity areas, roadways and roundabout mulched twice yearly (March & late summer) 2" depth			
Pine straw to be applied to all berms areas twice a year (March & September) 3" depth			
6.0 Seasonal Color		Comments	
Annuals shall be changed out 4 cycles per year (March, June, August-September, December)			
Areas of seasonal color are:			
SR16 / San Giacomo entrance (420 plants per installion)			
Pacetti Rd / Terrancina Dr (85 plants per installation)			
Main entrance at Pacetti Rd (215 plants per installation)			
Amenity center beds and roundabout (612 plants per installation)			
Christmas color display of poinsetta's at amenity center entrance at the holidays			
Signature (TRIMAC)		Signature (Operations Manager) :	

Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

Landscape Maintenance Checklist (Trimac)		Week Starting: Nov. 15th / Nov. 19th	
1.0 Maintenance			Page 1 of 2
Non-Growing Season Only (November 1 - March 31st)			
1.1 Mowing (by Friday of each week) 3 days / week		Comments	
All Turf & Pond Areas		Note below all areas or ponds not mowed per schedule with reason	
Monday - Soccer Field & Berm Along Pacetti Rd / Clubhouse areas Amenity Ponds # 1- 5	X		
Tuesday- Verona Way, Park & SR16 Entrance / Ponds # 6 ,7, 8, 9, 15 & 16	X		
Wednesday - Pescara Fields & playground areas Ponds # 1 - 5	X		
Thursday - Rugusa Field / Pond Banks #10, 11, 12, 13, 14,	X		
Friday - Outer berms off od SR16 & Pacetti Rd	X		
1.2 String Trimming		Comments	
Trimming around all obstacles at every mowing cycle to include fences on pond side, light poles, tress & shrubs.	X		
1.3 Edging		Comments	
All hardscape and paved trails at each mowing cycle	X		
1.4 Blowing		Comments	
All hardscape areas blown clean, including tennis & basketball courts, streets and parking lots	X		
1.5 Weed Control		Comments	
Weeding of plant beds, all natural areas and berms	X		
Pre & Post emergents applied at appropriate times			
1.6 Pruning		Comments	
Shrubs, vines and orimantal trees in common areas and berms to be pruned to maintain their natural shape and maintain appropriate distances between pedestrian and vehicle areas.	X		
Trees (crape Myrtles) shall be pruned when dormant (winter)	X		
Palms trimming shall be done one time per year (June-July)	X		
1.7 Berms		Comments	
Berms to be cleaned, weeded and manicured, grasses trimmed once a year at the same time pine straw is put down (Yearly)	X		
Weeds to be removed / treated year round as needed	X		
2.0 Pesticide Application			
2.1 Turf Pest Control		Comments	
Turf inspected weekly and spot treated (As Needed)	X		
Ant, mole & cricket control can be requested once a year Documentation shall be given to owner for proof & chemical	X		
Top Choice grannular insecticide blanket appplication for (fire ant control) annually at 3 entrances, amenity center, roadways, bermuda grasses	X		
Fire ant spot treatments as needed to control mound outbreaks with "other" products (Not Top Choice) as needed	X		

Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

2.2 Shrub & Tree Pest Control		Comments	Page 2 of 2
Shrubs & Trees Pest Control inspected bi-weekly			
3.0 Fertilization	X	X	
3.1 Turf Areas		Comments	
All lawn areas (entries, amenity center & mail kiosks are fertilized with grannular slow release fertilizers			
To be completed in 4 rounds (March, May, September & November)			
3.2 Shrubs & Trees		Comments	
Shrubs / trees to be fertilized twice a year with grannular slow release nitrogen source in 2 rounds (March & September)			
One application of systemic insecticide and liquid fertilizer made to shrubs and trees (April or May)			
Seasonal annuals fertilized on 30 day cycles			
4.0 Irrigation (All Inclusive Package) Guidelines	X	X	
Bi-Weekly Inspections (26 per year)		Comments	
All controllers, sprinkler heads, valve boxes, adjustments as needed, watering schedules, submit a written report	X		
<p>Note: This contract shall include the following at N/C</p> <p>Lateral line repairs, valve repair and replacement as needed, Solenoid replacement, Head replacement, Relocation or adjustments to heads, Wire splices or cut wires, Valve box replacements, Decoder repairs, Battery replacements, Any damage to the landscape due to irrigation related issues like under & over watering</p> <p>These are to be completed within 24 hours of notification.</p>			
<p>Note: Things that fall outside the contract</p> <p>The water source and pump system or respective controls, Mainline repairs 4" pipe, Timer repairs, vandalism.</p>			
5.0 Mulching		Comments	
All amenity areas, roadways and roundabout mulched twice yearly (March & late summer) 2" depth	X		
Pine straw to be applied to all berms areas twice a year (March & September) 3" depth			
6.0 Seasonal Color		Comments	
Annuals shall be changed out 4 cycles per year (March, June, August-September, December)	X		
Areas of seasonal color are:			
SR16 / San Giacomo entrance (420 plants per installion)			
Pacetti Rd / Terrancina Dr (85 plants per installation)			
Main entrance at Pacetti Rd (215 plants per installation)			
Amenity center beds and roundabout (612 plants per installation)			
Christmas color display of poinsetta's at amenity center entrance at the holidays			
Signature (Trimac)		Signature (Operations Manager) :	

Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

Landscape Maintenance Checklist (Trimac)		Week Starting: Nov.22nd / Nov.26th
1.0 Maintenance		
Growing Season Only (April 1st - October 31st)	X X	Page 1 of 2
1.1 Mowing (by Friday of each week) 5 days / week		
All Turf & Pond Areas		Comments
		Note below all areas or ponds not mowed per schedule with reason
Monday - Soccer Field & Berm Along Pacetti Rd / Clubhouse areas Amenity Ponds # 1- 5		Detail the Main entrance and the pool area
Tuesday- Verona Way, Park & SR16 Entrance / Ponds # 6 ,7, 8, 9, 15 & 16		Pull bed weeds by the entrance and Detail
Wednesday - Pescara Fields & playground areas Ponds # 1 - 5		Tree trimming by the park field
Thursday - Rugusa Field / Pond Banks #10, 11, 12, 13, 14,		
Friday - Outer berms off od SR16 & Pacetti Rd		
1.2 String Trimming		Comments
Trimming around all obstacles at every mowing cycle to include fences on pond side, light poles, tress & shrubs.		
1.3 Edging		Comments
All hardscape and paved trails at each mowing cycle		
1.4 Blowing		Comments
All hardscape areas blown clean, including tennis & basketball courts, streets and parking lots	X	
1.5 Weed Control		Comments
Weeding of plant beds, all natural areas and berms	X	
Pre & Post emergents applied at appropriate times		
1.6 Pruning		Comments
Shrubs,vines and orimantal trees in common areas and berms to be pruned to maintain their natural shape and maintain appropriate distances between pedestrian and vehicle areas.	X	
Trees (crape Myrtles) shall be pruned when dormant (winter)	X	
Palms trimming shalll be done one time per year (June-July)		
1.7 Berms		Comments
Berms to be cleaned, weeded and manicured, grasses trimmed once a year at the same time pine straw is put down (Yearly)	X	
Weeds to be removed / treated year round as needed		
2.0 Pesticide Application	X X	
2.1 Turf Pest Control		Comments
Turf inspected weekly and spot treated (As Needed)		
Ant, mole & cricket control can be requested once a year Documentation shall be given to owner for proof & chemical		
Top Choice grannular insecticide blanket appplication for (fire ant control) annually at 3 entrances, amenity center, roadways, bermuda grasses		
Fire ant spot treatments as needed to control mound outbreaks with "other" products (Not Top Choice) as needed		

Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

Landscape Maintenance Checklist (Trimac)		Week Starting: 12/06th - 12/10th
1.0 Maintenance	<div style="border: 1px solid black; width: 100px; height: 100px; margin: 0 auto; display: flex; flex-wrap: wrap;"> <div style="width: 50%; height: 50%; border: 1px solid black;"></div> <div style="width: 50%; height: 50%; border: 1px solid black;"></div> <div style="width: 50%; height: 50%; border: 1px solid black;"></div> <div style="width: 50%; height: 50%; border: 1px solid black;"></div> </div>	Page 1 of 2
Non-Growing Season Only (November 1 - March 31st)		
1.1 Mowing (by Friday of each week) 3 days / week	Comments	
All Turf & Pond Areas	Note below all areas or ponds not mowed per schedule with reason	
Monday - Soccer Field & Berm Along Pacetti Rd / Clubhouse areas Amenity Ponds # 1- 5	X	Trimming and Detailing
Tuesday- Verona Way, Park & SR16 Entrance / Ponds # 6 ,7, 8, 9, 15 & 16	X	Detailing, trimming and spraying bed weeds
Wednesday - Pescara Fields & playground areas Ponds # 1 - 5	X	Detailing and pruning trees
Thursday - Rugusa Field / Pond Banks #10, 11, 12, 13, 14,	X	Spray weeds and removed all the sticks
Friday - Outer berms off od SR16 & Pacetti Rd	X	Spray weeds on the berms
1.2 String Trimming	Comments	
Trimming around all obstacles at every mowing cycle to include fences on pond side, light poles, tress & shrubs.	X	
1.3 Edging	Comments	
All hardscape and paved trails at each mowing cycle	X	
1.4 Blowing	Comments	
All hardscape areas blown clean, including tennis & basketball courts, streets and parking lots	X	
1.5 Weed Control	Comments	
Weeding of plant beds, all natural areas and berms	X	
Pre & Post emergents applied at appropriate times	X	
1.6 Pruning	Comments	
Shrubs,vines and orimantal trees in common areas and berms to be pruned to maintain their natural shape and maintain appropriate distances between pedestrian and vehicle areas.	X	
Trees (crape Myrtles) shall be pruned when dormant (winter)	X	
Palms trimming shall be done one time per year (June-July)	X	
1.7 Berms	Comments	
Berms to be cleaned, weeded and manicured, grasses trimmed once a year at the same time pine straw is put down (Yearly)	X	
Weeds to be removed / treated year round as needed	X	
2.0 Pesticide Application	<div style="border: 1px solid black; width: 100px; height: 100px; margin: 0 auto; display: flex; flex-wrap: wrap;"> <div style="width: 50%; height: 50%; border: 1px solid black;"></div> <div style="width: 50%; height: 50%; border: 1px solid black;"></div> <div style="width: 50%; height: 50%; border: 1px solid black;"></div> <div style="width: 50%; height: 50%; border: 1px solid black;"></div> </div>	
2.1 Turf Pest Control	Comments	
Turf inspected weekly and spot treated (As Needed)	X	
Ant, mole & cricket control can be requested once a year Documentation shall be given to owner for proof & chemical	X	
Top Choice grannular insecticide blanket appplication for (fire ant control) annually at 3 entrances, amenity center, roadways, bermuda grasses	X	
Fire ant spot treatments as needed to control mound outbreaks with "other" products (Not Top Choice) as needed	X	

Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

2.2 Shrub & Tree Pest Control		Comments	Page 2 of 2
Shrubs & Trees Pest Control Inspected bi-weekly			
3.0 Fertilization			
3.1 Turf Areas		Comments	
All lawn areas (entries, amenity center & mail kiosks are fertilized with granular slow release fertilizers	X		
To be completed in 4 rounds (March, May, September & November)			
3.2 Shrubs & Trees		Comments	
Shrubs / trees to be fertilized twice a year with granular slow release nitrogen source in 2 rounds (March & September)			
One application of systemic insecticide and liquid fertilizer made to shrubs and trees (April or May)			
Seasonal annuals fertilized on 30 day cycles			
4.0 Irrigation (All Inclusive Package) Guidelines			
Bi-Weekly Inspections (26 per year)		Comments	
All controllers, sprinkler heads, valve boxes, adjustments as needed, watering schedules, submit a written report			
<p>Note: This contract shall include the following at N/C</p> <p>Lateral line repairs, valve repair and replacement as needed, Solenoid replacement, Head replacement, Relocation or adjustments to heads, Wire splices or cut wires, Valve box replacements, Decoder repairs, Battery replacements, Any damage to the landscape due to irrigation related issues like under & over watering</p> <p>These are to be completed within 24 hours of notification.</p>			
<p>Note: Things that fall outside the contract</p> <p>The water source and pump system or respective controls, Mainline repairs 4" pipe, Timer repairs, vandalism.</p>			
5.0 Mulching		Comments	
All amenity areas, roadways and roundabout mulched twice yearly (March & late summer) 2" depth			
Pine straw to be applied to all berms areas twice a year (March & September) 3" depth			
6.0 Seasonal Color		Comments	
Annuals shall be changed out 4 cycles per year (March, June, August-September, December)			
Areas of seasonal color are:			
SR16 / San Giacomo entrance (420 plants per installation)			
Pacetti Rd / Terracina Dr (85 plants per installation)			
Main entrance at Pacetti Rd (215 plants per installation)			
Amenity center beds and roundabout (612 plants per installation)			
Christmas color display of poinsettia's at amenity center entrance at the holidays			
Signature (Duval):		Signature (Operations Manager) :	

Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

2.2 Shrub & Tree Pest Control		Comments	Page 2 of 2
Shrubs & Trees Pest Control inspected bi-weekly			
3.0 Fertilization	X X X X X X X X X X X X X X X X		
3.1 Turf Areas		Comments	
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Shrubs / trees to be fertilized twice a year with grannular slow release nitrogen source in 2 rounds (March & September)			
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Seasonal annuals fertilized on 30 day cycles			
4.0 Irrigation (All Inclusive Package) Guidelines	X X X X X X X X X X X X X X X X		
Bi-Weekly Inspections (26 per year)		Comments	
All controllers, sprinkler heads, valve boxes, adjustments as needed, watering schedules, submit a written report	X		
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Main entrance at Pacetti Rd (215 plants per installation)			
Amenity center beds and roundabout (612 plants per installation)			
Christmas color display of poinsetta's at amenity center entrance at the holidays			
Signature (Duval):		Signature (Operations Manager) :	

Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

Landscape Maintenance Checklist (Trimac)		Week Starting: 12/20-- 12/24
1.0 Maintenance Non-Growing Season Only (November 1 - March 31st)		Page 1 of 2
1.1 Mowing (by Friday of each week) 3 days / week	Comments	
All Turf & Pond Areas	Note below all areas or ponds not mowed per schedule with reason	
Monday - Soccer Field & Berm Along Pacetti Rd / Clubhouse areas Amenity Ponds # 1- 5	X	Spot mowing all the areas and Lakes on section 1
Tuesday- Verona Way, Park & SR16 Entrance / Ponds # 6 ,7, 8, 9, 15 & 16	X	Mowing the entrance way and Park areas
Wednesday - Pescara Fields & playground areas Ponds # 1 - 5	X	mowing Pescara fields and playgrounds
Thursday - Rugusa Field / Pond Banks #10, 11, 12, 13, 14,		Pick up sticks in this area
Friday - Outer berms off od SR16 & Pacetti Rd		Spray bed weeds on this areas
1.2 String Trimming	Comments	
Trimming around all obstacles at every mowing cycle to include fences on pond side, light poles, tress & shrubs.	X	
1.3 Edging	Comments	
All hardscape and paved trails at each mowing cycle	X	
1.4 Blowing	Comments	
All hardscape areas blown clean, including tennis & basketball courts, streets and parking lots	X	
1.5 Weed Control	Comments	
Weeding of plant beds, all natural areas and berms	X	
Pre & Post emergents applied at appropriate times		
1.6 Pruning	Comments	
Shrubs,vines and orimental trees in common areas and berms to be pruned to maintain their natural shape and maintain appropriate distances between pedestrian and vehicle areas.		
Trees (crape Myrtles) shall be pruned when dormant (winter)		
Palms trimming shalll be done one time per year (June-July)		
1.7 Berms	Comments	
Berms to be cleaned, weeded and manicured, grasses trimmed once a year at the same time pine straw is put down (Yearly)	X	
Weeds to be removed / treated year round as needed		
2.0 Pesticide Application		
2.1 Turf Pest Control	Comments	
Turf inspected weekly and spot treated (As Needed)		
Ant, mole & cricket control can be requested once a year Documentation shall be given to owner for proof & chemical		
Top Choice grannular insecticide blanket appplication for (fire ant control) annually at 3 entrances, amenity center, roadways, bermuda grasses		
Fire ant spot treatments as needed to control mound outbreaks with "other" products (Not Top Choice) as needed		

Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

2.2 Shrub & Tree Pest Control		Comments	Page 2 of 2
Shrubs & Trees Pest Control Inspected bi-weekly			
3.0 Fertilization			
3.1 Turf Areas		Comments	
All lawn areas (entries, amenity center & mall kiosks are fertilized with grannular slow release fertilizers			
To be completed in 4 rounds (March, May, September & November)			
3.2 Shrubs & Trees		Comments	
Shrubs / trees to be fertilized twice a year with grannular slow release nitrogen source in 2 rounds (March & September)			
One application of systemic insecticide and liquid fertilizer made to shrubs and trees (April or May)			
Seasonal annuals fertilized on 30 day cycles			
4.0 Irrigation (All Inclusive Package) Guidelines			
Bi-Weekly Inspections (26 per year)		Comments	
All controllers, sprinkler heads, valve boxes, adjustments as needed, watering schedules, submit a written report	X		
Note: This contract shall include the following at N/C Lateral line repairs, valve repair and replacement as needed, Solenoid replacement, Head replacement, Relocation or adjustments to heads, Wire spllices or cut wires, Valve box replacements, Decoder repairs, Battery replacements, Any damage to the landscape due to irrigation related issues like under & over watering These are to be completed within 24 hours of notification.		We fix broken rotors head on the soccer field we still looking for the stock valve	
Note: Things that fall outside the contract The water source and pump system or respective controls, Mainline repairs 4" pipe, Timer repairs, vandalism.			
5.0 Mulching		Comments	
All amenity areas, roadways and roundabout mulched twice yearly (March & late summer) 2" depth			
Pine straw to be applied to all berms areas twice a year (March & September) 3" depth			
6.0 Seasonal Color		Comments	
Annuals shall be changed out 4 cycles per year (March, June, August-September, December)			
Areas of seasonal color are:			
SR16 / San Giacomo entrance (420 plants per installion)			
Pacetti Rd / Terrancina Dr (85 plants per Installation)			
Main entrance at Pacetti Rd (215 plants per installation)			
Amenity center beds and roundabout (612 plants per installation)			
Christmas color display of poinsetta's at amenity center entrance at the holidays			
Signature Trimac Outdoor		Signature (Operations Manager) :	

Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

Landscape Maintenance Checklist (Trimac)		Week Starting: 12/27 – 12/31
1.0 Maintenance	<div style="display: flex; justify-content: space-between;"> <div style="border: 1px solid black; width: 100px; height: 100px; background: repeating-linear-gradient(45deg, transparent, transparent 2px, black 2px, black 4px);"></div> <div>Page 1 of 2</div> </div>	
Growing Season Only (April 1st - October 31st)		
1.1 Mowing (by Friday of each week) 5 days / week	Comments	
All Turf & Pond Areas	Note below all areas or ponds not mowed per schedule with reason	
Monday - Soccer Field & Berm Along Pacetti Rd / Clubhouse areas Amenity Ponds # 1- 5	<input checked="" type="checkbox"/>	Trimming shrubs on the entrance way, spray bed weeds and blowing on the section 1
Tuesday- Verona Way, Park & SR16 Entrance / Ponds # 6, 7, 8, 9, 15 & 16	<input checked="" type="checkbox"/>	Spray bed weeds on section 2
Wednesday - Pescara Fields & playground areas Ponds # 1 - 5	<input checked="" type="checkbox"/>	Mowing the Pescara fields and playground on section 3
Thursday - Rugusa Field / Pond Banks #10, 11, 12, 13, 14,	<input checked="" type="checkbox"/>	
Friday - Outer berms off od SR16 & Pacetti Rd	<input checked="" type="checkbox"/>	
1.2 String Trimming	Comments	
Trimming around all obstacles at every mowing cycle to include fences on pond side, light poles, tress & shrubs.	<input checked="" type="checkbox"/>	
1.3 Edging	Comments	
All hardscape and paved trails at each mowing cycle	<input checked="" type="checkbox"/>	
1.4 Blowing	Comments	
All hardscape areas blown clean, including tennis & basketball courts, streets and parking lots	<input checked="" type="checkbox"/>	
1.5 Weed Control	Comments	
Weeding of plant beds, all natural areas and berms	<input checked="" type="checkbox"/>	
Pre & Post emergents applied at appropriate times	<input checked="" type="checkbox"/>	
1.6 Pruning	Comments	
Shrubs, vines and orimantal trees in common areas and berms to be pruned to maintain their natural shape and maintain appropriate distances between pedestrian and vehicle areas.	<input checked="" type="checkbox"/>	
Trees (crape Myrtles) shall be pruned when dormant (winter)	<input checked="" type="checkbox"/>	
Palms trimming shalll be done one time per year (June-July)	<input checked="" type="checkbox"/>	
1.7 Berms	Comments	
Berms to be cleaned, weeded and manicured, grasses trimmed once a year at the same time pine straw is put down (Yearly)	<input checked="" type="checkbox"/>	
Weeds to be removed / treated year round as needed	<input checked="" type="checkbox"/>	
2.0 Pesticide Application	<div style="display: flex; justify-content: space-between;"> <div style="border: 1px solid black; width: 100px; height: 100px; background: repeating-linear-gradient(45deg, transparent, transparent 2px, black 2px, black 4px);"></div> </div>	
2.1 Turf Pest Control	Comments	
Turf inspected weekly and spot treated (As Needed)	<input checked="" type="checkbox"/>	
Ant, mole & cricket control can be requested once a year Documentation shall be given to owner for proof & chemical	<input checked="" type="checkbox"/>	
Top Choice grannular insecticide blanket application for (fire ant control) annually at 3 entrances, amenity center, roadways, bermuda grasses	<input checked="" type="checkbox"/>	
Fire ant spot treatments as needed to control mound outbreaks with "other" products (Not Top Choice) as needed	<input checked="" type="checkbox"/>	

Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

2.2 Shrub & Tree Pest Control		Comments	Page 2 of 2
Shrubs & Trees Pest Control Inspected bi-weekly			
3.0 Fertilization			
3.1 Turf Areas		Comments	
All lawn areas (entries, amenity center & mall kiosks are fertilized with grannular slow release fertilizers			
To be completed in 4 rounds (March, May, September & November)			
3.2 Shrubs & Trees		Comments	
Shrubs / trees to be fertilized twice a year with grannular slow release nitrogen source in 2 rounds (March & September)			
One application of systemic insecticide and liquid fertilizer made to shrubs and trees (April or May)			
Seasonal annuals fertilized on 30 day cycles			
4.0 Irrigation (All Inclusive Package) Guidelines			
BI-Weekly Inspections (26 per year)		Comments	
All controllers, sprinkler heads, valve boxes, adjustments as needed, watering schedules, submit a written report			
Note: This contract shall include the following at N/C Lateral line repairs, valve repair and replacement as needed, Solenoid replacement, Head replacement, Relocation or adjustments to heads, Wire splices or cut wires, Valve box replacements, Decoder repairs, Battery replacements, Any damage to the landscape due to irrigation related issues like under & over watering These are to be completed within 24 hours of notification.			
Note: Things that fall outside the contract The water source and pump system or respective controls, Mainline repairs 4" pipe, Timer repairs, vandalism.			
5.0 Mulching		Comments	
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Pine straw to be applied to all berms areas twice a year (March & September) 3" depth			
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Areas of seasonal color are:			
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Amenity center beds and roundabout (612 plants per installation)			
Christmas color display of poinsetta's at amenity center entrance at the holidays			
Signature Trimac Outdoor		Signature (Operations Manager) :	

B.

1.

November 9, 2021

Turnbull Creek Community Development District
ATTN: Ernesto Torres
475 West Town Place
Suite 114
St. Augustine, Florida 32092
P: 904.940.8550 x 403
E: etorres@gmsnf.com

**RE: Turnbull Creek CDD – Engineering Services
CDD Stormwater Management Needs Analysis (Chapter 2021-194, Laws of Florida/HB53)**

Dear Mr. Torres:

As discussed at recent board meetings by your District Counsel, a new law requiring special districts that either own or operate stormwater management systems, stormwater management programs or wastewater services to create a 20-year needs analysis of such system(s). The requirements relating to stormwater management programs and systems are found in Section 5 of Chapter 2021-194, Laws of Florida, creating Section 403.9302, Florida Statutes (attached hereto for reference). The Office of Economic and Demographic Research (“OEDR”) recently promulgated additional details and an excel template for reporting the stormwater needs analyses. The first analysis must be created by June 30, 2022, and the analysis must be updated every five years thereafter. The needs analysis, along with the methodology and any supporting data necessary to interpret the results, must be submitted to the county in which the largest portion of the service area or stormwater system is located.

SCOPE OF SERVICES

JMT will perform the following services to help the CDD complete the stormwater needs analysis spreadsheet:

- **Task 1 – Stormwater Inventory & Cost Estimate** – The template provided by the Office of Economic and Demographic Research requires an inventory of the stormwater facilities owned and maintained by the district be taken and reported. This data will also be required to create the cost estimates required for the 20-year needs analysis including O&M expenditures and Expansion/End of Useful Life costs. JMT will perform the inventory of the CDD’s stormwater facilities using asbuilt plans the CDD has on file already (or these will be acquired through public records). No site inspections are included. JMT will also perform a cost estimate in accordance with the requirements of the template provided for O&M expenditures and Expansion/End of Useful Life costs for the 20-year requirement in 5-year increments.
- **Task 2 – Report & District Management Coordination** – The template provided by the Office of Economic and Demographic Research requires budget information from the last 5 years of stormwater projects/O&M expenditures and budget information for future funding for the next 20-year projections. JMT will coordinate with the District Management staff to obtain the required past records and any future budget data such as reserve studies or budget projection they may have.

Exclusions

- Services provided in conjunction with easements, waivers, variances or denials, O&E reports
- Attendance any Site Visits
- Geotechnical Field & Laboratory Analysis
- Design Plans

To Be Provided By the Owner

- Access to all budget information required per the template
- Any Historical Plans and Surveys for the Site

COMPENSATION

Compensation for these services is shown below (typical direct expenses included).

TASKS	BASIC SERVICES FEE
Task 1 – Stormwater Inventory & Cost Estimate	\$4,030
Task 2 – Report & District Management Coordination	\$1,860
Total	\$5,890

Again, thank you for this opportunity.

Sincerely,

JOHNSON, MIRMIRAN & THOMPSON, INC.



Steve Collins, PhD, PE
Project Manager



CLIENT: Turnbull Creek CDD

PROJECT NAME: Stormwater Needs Analysis

DATE OF ESTIMATE: November 9, 2021

TASK	PRINCIPAL	PROJECT MANAGER	SENIOR ENGINEER	PROJECT ENGINEER	ENGINEER	SENIOR INSPECTOR	INSPECTOR	CLERICAL	TOTAL MANHOURS	TOTAL LABOR COST
Approved Hourly Rate	\$220	\$195	\$175	\$135	\$105	\$105	\$65	\$50		
BASIC SERVICES										
Task 1 - Stormwater Inventory & Cost Estimate	1	4		10	16				31	\$4,030
Task 2 - Report & District Management Coordination		4		8					12	\$1,860
BASIC SERVICES SUBTOTAL	1	8	0	18	16	0	0	0	43	\$5,890
ADDITIONAL SERVICE ALLOWANCES SUBTOTAL	0	0	0	0	0	0	0	0	0	\$0
GRAND TOTAL	1	8	0	18	16	0	0	0	43	\$5,890

FOURTH ORDER OF BUSINESS

RESOLUTION 2022-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT ADOPTING PROMPT PAYMENT POLICIES AND PROCEDURES PURSUANT TO CHAPTER 218, *FLORIDA STATUTES*; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Turnbull Creek Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within St. Johns County, Florida; and

WHEREAS, Chapter 218, *Florida Statutes*, requires timely payment to vendors and contractors providing certain goods and/or services to the District; and

WHEREAS, the Board of Supervisors of the District (“Board”) accordingly finds that it is in the best interest of the District to establish by resolution Prompt Payment Policies and Procedures as may be amended or updated from time to time for immediate use and application.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The Prompt Payment Policies and Procedures attached hereto as **Exhibit A** are hereby adopted pursuant to this Resolution as necessary for the conduct of District business. The Prompt Payment Policies and Procedures shall remain in full force and effect until such time as the Board may amend or replace them; provided, however, that as the provisions of Chapter 218, *Florida Statutes*, are amended from time to time, the attached Prompt Payment Policies and Procedures shall automatically be amended to incorporate the new requirements of law without any further action by the Board. The Prompt Payment Policies and Procedures hereby adopted supplant and replace any previously adopted Prompt Payment Policies and Procedures.

SECTION 2. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 3. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 11th day of January, 2022.

ATTEST:

**TURNBULL CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Prompt Payment Policies and Procedures

EXHIBIT A

TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT

Prompt Payment Policies and Procedures

**In Accordance with the Local Government Prompt Payment Act
Chapter 218, Part VII, *Florida Statutes***

January 11, 2022

Turnbull Creek Community Development District
Prompt Payment Policies and Procedures

Table of Contents

I.	Purpose	1
II.	Scope	1
III.	Definitions	1
	A. Agent	1
	B. Construction Services	1
	C. Contractor or Provider of Construction Services	1
	D. Date Stamped	1
	E. Improper Invoice	2
	F. Improper Payment Request	2
	G. Non-Construction Goods and Services	2
	H. Proper Invoice	2
	I. Proper Payment Request	2
	J. Provider	2
	K. Purchase	2
	L. Vendor	2
IV.	Proper Invoice/Payment Request Requirements	3
	A. General	3
	B. Sales Tax	3
	C. Federal Identification and Social Security Numbers	3
	D. Proper Invoice for Non-Construction Goods and Services	3
	E. Proper Payment Request Requirements for Construction Services	4
V.	Submission of Invoices and Payment Requests	4
VI.	Calculation of Payment Due Date	5
	A. Non-Construction Goods and Services Invoices	5
	B. Payment Requests for Construction Services	6
VII.	Resolution of Disputes	7
	A. Dispute Between the District and a Provider	7
	B. Dispute Resolution Procedures	7
VIII.	Purchases Involving Federal Funds or Bond Funds.....	8
IX.	Requirements for Construction Services Contracts – Project Completion; Retainage	8
X.	Late Payment Interest Charges	9
	A. Related to Non-Construction Goods and Services	9
	B. Related to Construction Services	9
	C. Report of Interest	9

I. Purpose

In accordance with the Local Government Prompt Payment Act (Chapter 218, Part VII, *Florida Statutes*) ("PPA"), the purpose of the Turnbull Creek Community Development District ("District") Prompt Payment Policies and Procedures ("Policies & Procedures") is to provide a specific policy to ensure timely payment to Vendors and Contractors (both hereinafter defined) providing goods and/or services to the District and ensure the timely receipt by the District of goods and/or services contemplated at the time of contracting. Please note that the PPA, like any statute or law, may be amended from time to time by legislative action. These Policies & Procedures are based on the statutory requirements as of the date identified on the cover page of this document. By this reference, as applicable statutory provisions subsequently change, these Policies & Procedures shall automatically be amended to incorporate the new requirements of law. These Policies & Procedures are adopted by the District to provide guidance in contracting matters. Failure by the District to comply with these Policies & Procedures shall not expand the rights or remedies of any Provider (hereinafter defined) against the District under the PPA. Nothing contained herein shall be interpreted as more restrictive on the District than what is provided for in the PPA.

II. Scope

These Policies & Procedures apply to all operations of the District, including Construction Services and Non-Construction Goods and Services, as applicable.

III. Definitions

A. Agent

The District-contracted architect, District-contracted engineer, District Manager, or other person, acting on behalf of the District, which is required by law or contract to review invoices or payment requests from Providers (hereinafter defined). Such individuals/entities must be identified in accordance with §218.735 (1), Fla. Stat., and further identified in the relevant agreement between the District and the Provider.

B. Construction Services

All labor, services, and materials provided in connection with the construction, alteration, repair, demolition, reconstruction, or other improvement to real property that require a license under parts I and II of Chapter 489, Fla. Stat.

C. Contractor or Provider of Construction Services

The entity or individual that provides Construction Services through direct contract with the District.

D. Date Stamped

Each original and revised invoice or payment request received by the District shall be marked electronically or manually, by use of a date stamp or other method,

which date marking clearly indicates the date such invoice or payment request is first delivered to the District through its Agent. In the event that the Agent receives an invoice or payment request, but fails to timely or physically mark on the document the date received, "Date Stamped" shall mean the date of actual receipt by the Agent.

E. Improper Invoice

An invoice that does not conform to the requirements of a Proper Invoice.

F. Improper Payment Request

A request for payment for Construction Services that does not conform to the requirements of a Proper Payment Request.

G. Non-Construction Goods and Services

All labor, services, goods and materials provided in connection with anything other than construction, alteration, repair, demolition, reconstruction, or other improvements to real property.

H. Proper Invoice

An invoice that conforms to all statutory requirements, all requirements of these Policies and Procedures not expressly waived by the District and any additional requirements included in the agreement for goods and/or services for which the invoice is submitted not expressly waived by the District.

I. Proper Payment Request

A request for payment for Construction Services which conforms to all statutory requirements, all requirements of these Policies & Procedures not expressly waived by the District and any additional requirements included in the Construction Services agreement for which the Payment Request is submitted not expressly waived by the District.

J. Provider

Includes any Vendor, Contractor or Provider of Construction Services, as defined herein.

K. Purchase

The purchase of goods, materials, services, or Construction Services; the purchase or lease of personal property; or the lease of real property by the District.

L. Vendor

Any person or entity that sells goods or services, sells or leases personal property, or leases real property directly to the District, not including Construction Services.

IV. Proper Invoice/Payment Request Requirements

A. General

Prior to Provider receiving payment from the District, Non-Construction Goods and Services and Construction Services, as applicable, shall be received and performed in accordance with contractual or other specifications or requirements to the satisfaction of the District. Provision or delivery of Non-Construction Goods and Services to the District does not constitute acceptance for the purpose of payment. Final acceptance and authorization of payment shall be made only after delivery and inspection by the Agent and the Agent's confirmation that the Non-Construction Goods and Services or Construction Services meet contract specifications and conditions. Should the Non-Construction Goods and Services or Construction Services differ in any respect from the specifications, payment may be withheld until such time as the Provider takes necessary corrective action. Certain limited exceptions which require payment in advance are permitted when authorized by the District Board of Supervisors ("Board") or when provided for in the applicable agreement.

B. Sales Tax

Providers should not include sales tax on any invoice or payment request. The District's current tax-exempt number is 85-8013325158C-1. A copy of the tax-exempt form will be supplied to Providers upon request.

C. Federal Identification and Social Security Numbers

Providers are paid using either a Federal Identification Number or Social Security Number. To receive payment, Providers should supply the District with the correct number as well as a proper Internal Revenue Service W-9 Form. The District Manager shall treat information provided in accordance with Florida law.

Providers should notify the District Manager when changes in data occur (telephone (904) 940-5850, email etorres@gmsnf.com).

D. Proper Invoice for Non-Construction Goods and Services

All Non-Construction Goods and Services invoiced must be supplied or performed in accordance with the applicable purchase order (including any bid/proposal provided, if applicable) or agreement and such Non-Construction Goods and Services quantity and quality must be equal to or better than what is required by such terms. Unless otherwise specified in the applicable agreement, invoices should contain all of the following minimum information in order to be considered a Proper Invoice:

1. Name of Vendor
2. Remittance address
3. Invoice Date

4. Invoice number
5. The “Bill To” party must be the District or the Board, or other entity approved in writing by the Board of the District Manager
6. Project name (if applicable)
7. In addition to the information required in Section IV.D.1-6 above, invoices involving the *purchase of goods* should also contain:
 - a. A complete item description
 - b. Quantity purchased
 - c. Unit price(s)
 - d. Total price (for each item)
 - e. Total amount of invoice (all items)
 - f. The location and date(s) of delivery of the goods to the District
8. In addition to the information required in Section IV.D.1-6 above, invoices involving the *purchase of services* should also contain:
 - a. Itemized description of services performed
 - b. The location and date of delivery of the services to the District
 - c. Billing method for services performed (i.e., approved hourly rates, percentage of completion, cost plus fixed fee, direct/actual costs, etc.)
 - d. Itemization of other direct, reimbursable costs (including description and amount)
 - e. Copies of invoices for other direct, reimbursable costs (other than incidental costs such as copying) and one (1) of the following:
 - i. Copy of both sides of a cancelled check evidencing payment for costs submitted for reimbursement
 - ii. Paid receipt
 - iii. Waiver/lien release from subcontractor (if applicable)
9. Any applicable discounts
10. Any other information or documentation, which may be required or specified under the terms of the purchase order or agreement

E. Proper Payment Request Requirements for Construction Services

Payment Requests must conform to all requirements of Section IV, A-D above, unless otherwise specified in the terms of the applicable agreement or purchase order between the District and the Provider.

V. Submission of Invoices and Payment Requests

The Provider shall submit all Invoices and Payment Requests for both Construction Services and Non-Construction Goods and Services to the District’s Agent as provided in the purchase order or agreement, as applicable, and to the District Manager as follows:

Submit the invoice and/or payment request, with required additional material and in conformance with these Policies and Procedures, by mail, by hand delivery, or via email (Note: email is the preferred method for receipt of Non-Construction Goods and Services invoices).

- 1. Mailing and Drop Off Address**
Turnbull Creek Community Development District
475 West Town Place, Suite 114
St Augustine, FL 32092
- 2. Email Address**
etorres@gmsnf.com

VI. Calculation of Payment Due Date

A. Non-Construction Goods and Services Invoices

- 1. Receipt of Proper Invoice**
Payment is due from the District forty-five (45) days from the date on which a Proper Invoice is Date Stamped.
- 2. Receipt of Improper Invoice**
If an Improper Invoice is received, a required invoice is not received, or invoicing of a request for payment is not required, the time when payment is due from the District is forty-five (45) days from the latest date of the following:
 - a. On which delivery of personal property is fully accepted by the District;
 - b. On which services are completed and accepted by the District;
 - c. On which the contracted rental period begins (if applicable); or
 - d. On which the District and the Vendor agree in a written agreement that provides payment due dates.
- 3. Rejection of an Improper Invoice**
The District may reject an Improper Invoice. Within ten (10) days of receipt of the Improper Invoice by the District, the Vendor must be notified that the invoice is improper and be given an opportunity to correct the deficient or missing information, remedy the faulty work, replace the defective goods, or take other necessary, remedial action.

The District's rejection of an Improper Invoice must:

- a. Be provided in writing;
- b. Specify any and all known deficiencies; and
- c. State actions necessary to correct the Improper Invoice.

If the Vendor submits a corrected invoice, which corrects the deficiencies specified in the District's written rejection, the District must pay the corrected invoice within the later of: (a) ten (10) business days after date

the corrected invoice is Date Stamped; or (b) forty-five (45) days after the date the Improper Invoice was Date Stamped.

If the Vendor submits an invoice in response to the District's written rejection which fails to correct the deficiencies specified or continues to be an Improper Invoice, the District must reject that invoice as stated herein.

4. Payment of Undisputed Portion of Invoice

If the District disputes a portion of an invoice, the undisputed portion shall be paid in a timely manner and in accordance with the due dates for payment as specified in these Policies & Procedures.

B. Payment Requests for Construction Services

1. Receipt of Proper Payment Request

The time at which payment is due for Construction Services from the District is as follows:

- a. If an Agent must approve the payment request before it is submitted to the District Manager, payment (whether full or partial) is due twenty-five (25) business days after the payment request is Date Stamped. The Provider may send the District an overdue notice. If the payment request is not rejected within four (4) business days after Date Stamp of the overdue notice, the payment request shall be deemed accepted, except for any portion of the payment request that is fraudulent, misleading or is the subject of dispute.

The agreement between the District and the Provider shall identify the Agent to which the Provider shall submit its payment request, or shall be provided by the District through a separate written notice no later than ten (10) days after contract award or notice to proceed, whichever is later. Provider's submission of a payment request to the Agent shall be Date Stamped, which shall commence the time periods for payment or rejection of a payment request or invoice as provided in this section.

- b. If, pursuant to contract, an Agent is not required to approve the payment request submitted to the District, payment is due twenty (20) business days after the payment request is Date Stamped unless such payment request includes fraudulent or misleading information or is the subject of dispute.

2. Receipt and Rejection of Improper Payment Request

- a. If an Improper Payment Request is received, the District must reject the Improper Payment Request within twenty (20) business days after the date on which the payment request is Date Stamped.
- b. The District's rejection of the Improper Payment Request must:
 - i. Be provided in writing;
 - ii. Specify any and all known deficiencies; and
 - iii. State actions necessary to correct the Improper Invoice.
- c. If a Provider submits a payment request which corrects the deficiency specified in the District's written rejection, the District must pay or reject the corrected submission no later than ten (10) business days after the date the corrected payment request is Date Stamped.

3. Payment of Undisputed Portion of Payment Request

If the District disputes a portion of a payment request, the undisputed portion shall be paid in a timely manner and in accordance with the due dates for payment as specified in this section.

VII. Resolution of Disputes

If a dispute arises between a Provider and the District concerning payment of an invoice or payment request, the dispute shall be resolved as set forth in §218.735, Fla. Stat., for Construction Services, and §218.76, Fla. Stat. for Non-Construction Goods and Services.

A. Dispute between the District and a Provider

If a dispute between the District and a Provider cannot be resolved following resubmission of a payment request by the Provider, the dispute must be resolved in accordance with the dispute resolution procedure prescribed in the construction contract, if any. In the absence of a prescribed procedure in the contract, the dispute must be resolved by the procedures specified below.

B. Dispute Resolution Procedures

1. If an Improper Payment Request or Improper Invoice is submitted, and the Provider refuses or fails to submit a revised payment request or invoice as contemplated by the PPA and these Policies and Procedures, the Provider shall, not later than thirty (30) days after the date on which the last payment request or invoice was Date Stamped, submit a written statement via certified mail to the Agent, copying the District Manager, specifying the basis upon which the Provider contends the last submitted payment request or invoice was proper.

2. Within forty-five (45) days of receipt by the Agent and District Manager of the disputed, last-submitted payment request or invoice, the Agent and/or District Manager shall commence investigation of the dispute and render a final decision on the matter no later than sixty (60) days after the date on which the last-submitted payment request or invoice is Date Stamped.
3. With regard to contracts executed on or after July 1, 2021, if the District does not commence the dispute resolution procedure within the time provided herein, a Provider may give written notice via certified mail to the Agent, copying the District Manager, of the District's failure to timely commence its dispute resolution procedure. If the District fails to commence the dispute resolution procedure within 4 business days after receipt of such notice, any amounts resolved in the Provider's favor shall bear mandatory interest, as set forth in section 218.735(9), Florida Statutes, from the date on which the payment request or invoice containing the disputed amounts was Date Stamped. If the dispute resolution procedure is not commenced within 4 business days after receipt of the notice, the objection to the payment request or invoice shall be deemed waived. The waiver of an objection pursuant to this paragraph does not relieve a Provider of its contractual obligations.
4. Absent a written agreement to the contrary, if the Provider refuses or fails to provide the written statement required above, the Agent and/or District Manager is not required to contact the Provider in the investigation. In addition, and absent a written agreement to the contrary, if such written statement is not provided, the District may immediately contract with third parties to provide the goods and services subject to the dispute and deduct the costs of such third party purchases from amounts owed to the Provider.
5. The Board shall approve any decision of the District Manager to contract with a third party which would result in: 1) an expenditure above what is budgeted for the Construction Services or Non-Construction Services; or 2) an expenditure which exceeds the original contract amount for the Construction Services or Non-Construction Services by more than ten percent (10%) or Ten Thousand Dollars (\$10,000).
6. A written explanation of the final decision shall be sent to the Provider, via certified mail, within five (5) business days from the date on which such final decision is made. A copy of the written explanation of the final decision shall be provided to the Chairperson of the Board simultaneously with the certified mailing to the Provider.

7. If a Provider does not accept in writing the final decision within five (5) days after receipt by the Provider, the District may immediately contract with third parties to provide the goods and services subject to the dispute and deduct the costs of such third party purchases from amounts owed to the Provider. If the costs of the third party purchases exceed the amount the District owes to the Provider, the District may seek to recover such excess from the Provider in a court of law or as otherwise provided in an agreement between the District and the Provider. Nothing contained herein shall limit or affect the District's ability to enforce all of its legal and contractual rights and remedies against the Provider.

VIII. Purchases Involving Federal Funds or Bond Funds

When the District intends to pay for a purchase with federal funds or bond funds, the District shall make such purchases only upon reasonable assurances that federal funds or bond funds sufficient to cover the cost will be received. When payment is contingent upon the receipt of bond funds, federal funds or federal approval, the public procurement documents and any agreement with a Provider shall clearly state such contingency. (§218.77, Fla. Stat.).

IX. Requirements for Construction Services Contracts – Project Completion; Retainage

The District intends to follow the PPA requirements for construction project completion and retainage, including, but not limited to, §218.735 (7) and (8), Fla. Stat.

X. Late Payment Interest Charges

Failure on the part of the District to make timely payments may result in District responsibility for late payment interest charges. No agreement between the District and a Provider may prohibit the collection of late payment interest charges allowable under the PPA as mandatory interest. (§218.75, Fla. Stat.).

A. Related to Non-Construction Goods and Services

All payments due from the District, and not made within the time specified within this policy, will bear interest, from thirty (30) days after the due date, at the rate of one percent (1%) per month on the unpaid balance. The Vendor must submit a Proper Invoice to the District for any interest accrued in order to receive the interest payment. (§218.735(9), Fla. Stat.).

An overdue period of less than one (1) month is considered as one (1) month in computing interest. Unpaid interest is compounded monthly. The term one (1) month means a period beginning on any day of a month and ending on the same day of the following month.

B. Related to Construction Services

All payments for Construction Services that are not made within the time periods specified within the applicable statute, shall bear interest from thirty (30) days after the due date, at the rate of one percent (1%) per month for contracts executed on or before June 30, 2021, and at the rate of two percent (2%) per month for contracts executed on or after July 1, 2021, or the rate specified by agreement, whichever is greater. §218.735(9), Fla. Stat. The Provider must submit a Proper Payment Request to the District for any interest accrued in order to receive the interest payment. An overdue period of less than one (1) month is considered as one (1) month in computing interest. (§218.74 (4), Fla. Stat.).

Unpaid interest is compounded monthly. The term one (1) month means a period beginning on any day of a month and ending on the same day of the following month.

C. Report of Interest

If the total amount of interest paid during the preceding fiscal year exceeds \$250, the District Manager is required to submit a report to the Board during December of each year, stating the number of interest payments made and the total amount of such payments. (§218.78, Fla. Stat.).

FIFTH ORDER OF BUSINESS

C.

1.

Turnbull Creek Community Development District

9655 Florida Mining Blvd., Bldg. 300, Suite 305, Jacksonville, Florida 32257

Memorandum

Date: January 11, 2022
To: Turnbull Board of Supervisors
Ernesto Torres, Richard Whetsel
From: Jim Schieszer, Operations Manager
Erick Hutchison, Amenity Manager
Re: Turnbull Creek CDD
Monthly Murabella Operations Report

The following is a summary of activities related to the RMS operations of the Turnbull Creek Community Development District.

Site Field Manager: Jim Schieszer

1. Property maintenance, janitorial, trash cans bags, trash pickup on all roads and common areas and athletic fields, dog pots & mail kiosks & playground areas.
2. Daily pool maintenance: chemicals & vacuuming, timer changed & ADA lift chairs maintenance.
3. Follow through with resident concerns in regard to property issues, (Ant hills, irrigation breaks, pond bank erosion issues, pond algae and tree issues, etc.)
4. Meeting with Timac Outdoors (Todd Murphy) in regard to landscaping issues and updates.
5. Communications with technician with irrigation leaks as they occurred for repairs.
6. Communication with Chris Railing (Future Horizons) for lake work and monthly reports.
7. Auditing / Documentation of Trimac Outdoors.
8. Pressure washing of amenity area
9. Replaced swings at Pascara park.
10. Replaced slide at San Mario park.
11. Starting the pond bank repair project
12. Tennis court nets repaired
13. Still waiting for pickle ball stripping, and bids for the pine tree removal. Also multiple irrigation issues to be resolved.

Amenity Manager: Erick Hutchison

- All rentals and amenities are fully operational and running smoothly
- All high touched surfaces are being sanitized daily
- Renew contract for Gift of Dance, Amenity soccer and Amenity Basketball

Other Ongoing Projects: Site

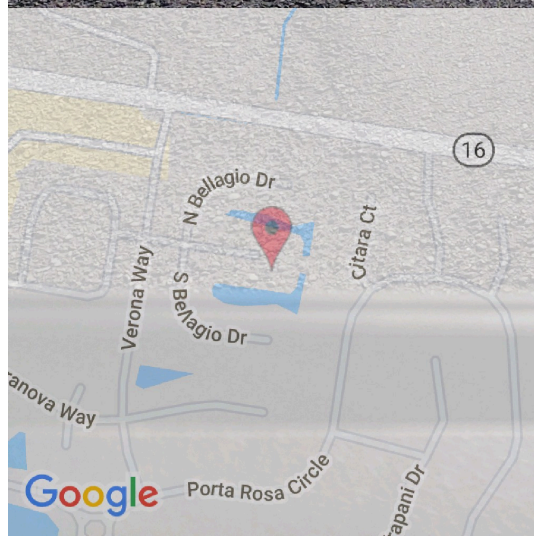
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Should you have any questions or comments regarding the above information, please feel free to contact me at (248) 807-2763 or Rich at (904) 759-8923.









121 E Franchetta Ln, St. Augustine, FL 32092, USA

St. Augustine
Florida

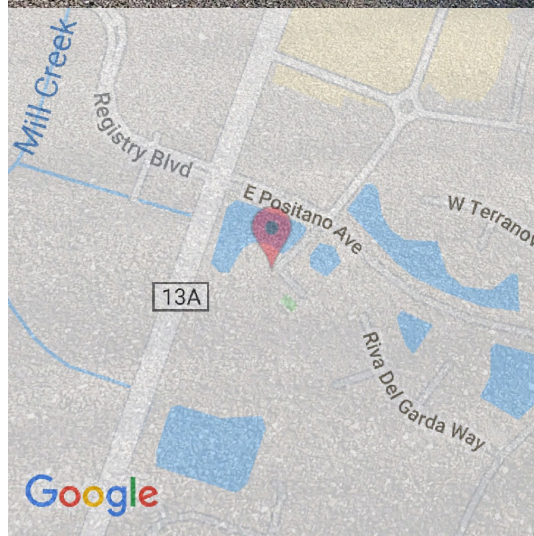
United States

2022-01-04(Tue) 09:43(AM)



16°C

61°F



101 E Positano Ave, St. Augustine, FL 32092, USA

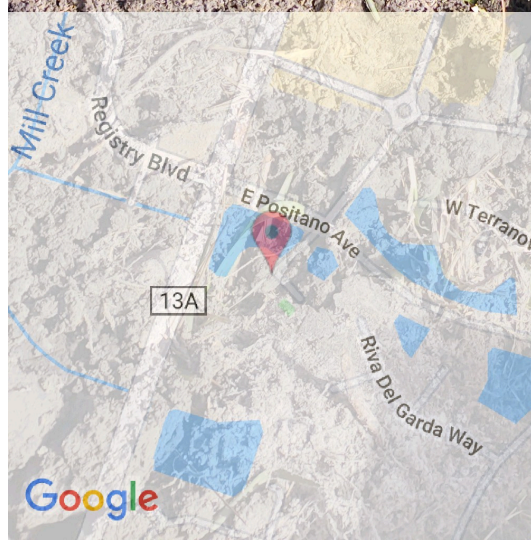
St. Augustine
Florida
United States



16°C
61°F

2022-01-04(Tue) 10:07(AM)





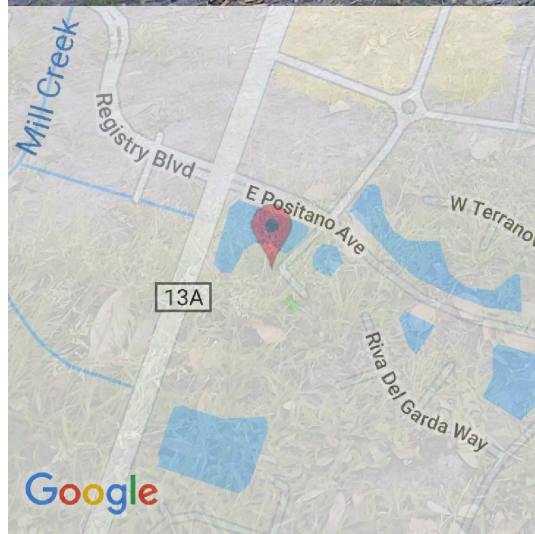
101 E Positano Ave, St. Augustine, FL 32092, USA

St. Augustine
Florida
United States



16°C
61°F

2022-01-04(Tue) 10:37(AM)



101 E Positano Ave, St. Augustine, FL 32092, USA

St. Augustine
Florida
United States

2022-01-04(Tue) 11:10(AM)



16°C
61°F

2.

ROBERTS TREE SERVICE

5846 COUNTY ROAD 218

JAX, FL 32234

OFFICE: 904-777-4793

JASON: 509-0011

Date	CONTRACT#
12/20/2021	20369

BILLING ADDRESS
RIVERSIDE MANAGEMENT SERVICES INC 9655 FLORIDA MINING BLVD., BLDG 300, SUITE 305 JAX., FL 32257 JIM:759-9833

JOB LOCATION
235 MURABELLA PKWY ST. AUGUSTINE, FL 32092

Rep	Terms
JRP	Due on receipt

Description	Total
REMOVE 16 DEAD PINE TREE'S. CUT STUMP'S LOW. DO NOT GRIND STUMP'S. HAUL AWAY ALL DEBRIS.	4,800.00
NOT RESPONSIBLE YARD DAMAGE, UNDERGROUND UTILITIES, CONCRETE OR FENCE DAMAGE. IF AGREE PLEASE SIGN.	Total \$4,800.00

Signature _____

Phone #	Fax #	E-mail	Web Site
904-509-0011	289-9233	jason2padgett@yahoo.com	www.robertstreeservice.com

3.



December 13, 2021

Att: Jim Schieszer
Murabella Amenity Center
101 W. Positano Ave
St. Augustine, FL 32092

Following are the specifications and price to paint one set of yellow pickleball lines on one existing tennis court at Murabella Amenity Center, St. Augustine, Florida.

1. **Lines** - Paint one set of yellow pickleball playing lines for one tennis court, *utilizing the tennis net for playing.*

The total price for the above outlined work is **\$1,650.00**.

This Price is good for thirty (30) days.

ACCEPTED BY:

Court Surfaces

For:

Bryan McMandon
Managing Member



Terms and Conditions

Scope of Work. The work covered by this proposal will be only that specifically outlined herein, and to provide a price for the work in accordance with plans, specifications and or verbally agreed description that were furnished and provided to, Court Surfaces. Any change or variance between, owner, contractors, management, plans, specifications, proposal, or work not covered will be considered as an extra and may be subject to further negotiations, agreement and pricing between both parties prior to work being done. The attached scope of work is an integral part of this proposal/contract and must be completed, signed and returned with all legal owners, property management and job information (Notice of Commencement), before final acceptance can be considered or said work can be scheduled.

Damages/Delays. Court Surfaces agrees to perform, conduct, handle and maintain a professional manner, service, and workmanship. Court Surfaces will not be held responsible for the following (a) damage or replacement to undisclosed underground utilities, cables, lines pipes, irrigation and or landscaping. These areas should be properly surveyed and marked prior to our arrival (b) Damage to property of others, nor any and all of our work caused by other parties. (c) Delays in completion caused by strikes, acts of God, labor disputes, accidents, delays of other contractors, owners, management of property, or any other parties involved, inclement weather conditions, or other contingencies beyond our control. (d) Any unsuitable subsoil condition, or the removal of any unsuitable subsoil condition such as muck, marl, clay, water, etc. or the replacements of clean fill unless specifically stated.

Permitting. Permitting, Testing, Surveys, Engineer's Drawings are not included in this proposal. If permitting is required and Owner/Authorized Agent/Management directs contractor to perform work without permitting; any fines or fees as a result of unpermitted work will be documented in writing and will be the financial responsibility of said Owner/Authorized Agent/Manager.

Warranty. All work is guaranteed against defects in materials and workmanship for one year from date of completion, subject to proper maintenance by owner.

Exception to warranty. Any of the cracks in existing court's surface and / or any new cracks/blisters may reflect through the finished surface at any time. This does not constitute a defect in materials or workmanship. Court Surfaces is responsible for "top-down" workmanship only. We are not responsible for "bottom-up" issues due to existing base material including moisture, cracking, blisters, peeling, etc.

Payment. Payments are due upon receipt unless otherwise stated in writing. Payments over 30 days past due are subject to late fees outlined below:

30 days after Completion date OF 2.5% applied to bill balance

60 days after Completion date OF 5% applied to bill balance

90 Days after Completion date OF 7% applied to bill balance

120 days after Completion date OF 10% applied to bill balance

At 90 days liens will be placed on said property and WILL NOT BE RELEASED UNTILL COMPLETE FINAL PAYMENT IS MADE AND SAID PAYMENT FUNDS HAVE CLEARED.

Failure to pay on time will result in the forfeiture of Warranty.

Work Site. Work site must be closed for the duration of the job. We recommend signage if possible. Damage done to the jobsite while work is in progress is not the responsibility of Court Surfaces and will result in an additional charge if further repairs are necessary as a result. This includes damage from outside factors including but not limited to people, pets, wildlife, vandalism etc.

Court Surfaces - 1528 Virgils Way #6, Green Cove Springs, FL 32043

<http://www.courtsurfacesfla.com/>

4.

Trimac Outdoor

PO Box 8699, 1880 Eastwest Pkwy
Fleming Island, FL 32006 US
(904) 505-4694
Jillf@trimacoutdoor.com
www.trimacoutdoor.com



Estimate

ADDRESS

Murabella-Turnbull Creek
101 E Positano Ave
St Augustine, FL 32092

SHIP TO

Murabella-Turnbull Creek
101 E Positano Ave
St Augustine, FL 32092

ESTIMATE 4908

DATE 12/07/2021

JOB | SCOPE

Mulching 2022

ACTIVITY	QTY	RATE	AMOUNT
Install 220 cy Brown Mulch (1st Top Dressing)	220	48.00	10,560.00
Install: 4700 Bales Pine straw (1st Top Dressing)	4,700	6.50	30,550.00

TOTAL

\$41,110.00

Accepted By

Accepted Date

"CHANGING THE LANDSCAPE OF CUSTOMER SERVICE"

Page 1 of 1

5.

Trimac Outdoor

PO Box 8699, 1880 Eastwest Pkwy
Fleming Island, FL 32006 US
(904) 505-4694
Jillf@trimacoutdoor.com
www.trimacoutdoor.com



Estimate

ADDRESS

Murabella-Turnbull Creek
101 E Positano Ave
St Augustine, FL 32092

SHIP TO

Murabella-Turnbull Creek
101 E Positano Ave
St Augustine, FL 32092

ESTIMATE
DATE

4907
12/07/2021

JOB | SCOPE
San Marino Park - Sod

ACTIVITY	QTY	RATE	AMOUNT
San Marino Park: Spray Herbicide for weeds, remove all dead vegetation and Install 42000sf St Augustine sod	42,000	1.10	46,200.00
TOTAL			\$46,200.00

Accepted By

Accepted Date





6.

Turnbull Creek Treat Sheet**Date:** 11-2-21**Weather:** Partly Cloudy**Winds:** 0-10 MPH**MuraBella**

<u>Lake</u>	<u>Plants Treated</u>	<u>Trash Pickup</u>	<u>Chemical Used</u>
1	Niad	Yes	Diquat
2	Algac	Yes	Copper Sulfate
3	None	Yes	None
4	Algac	Yes	Copper Sulfate
5	Niad	Yes	Diquat
6	Torpedo Grass, Alligator Weed, Pennywort	Yes	Polaris
7	None	Yes	None
8	None	Yes	None
9	None	Yes	None
10	Torpedo Grass, Alligator Weed, Pennywort	Yes	Polaris
11	Torpedo Grass, Alligator Weed, Pennywort	Yes	Polaris
12	Torpedo Grass, Alligator Weed, Pennywort	Yes	Polaris
13	Torpedo Grass, Alligator Weed, Pennywort	Yes	Polaris
14	Torpedo Grass, Alligator Weed, Pennywort	Yes	Polaris

<u>Lake</u>	<u>Plants Treated</u>	<u>Trash Pickup</u>	<u>Chemical Used</u>
1	Torpedo Grass, Alligator Weed, Pennywort	Yes	Polaris, Aquashade
2	Torpedo Grass, Alligator Weed, Pennywort	Yes	Polaris, Aquashade

Pescara

<u>Lake</u>	<u>Plants Treated</u>	<u>Trash Pickup</u>	<u>Chemical Used</u>
1	None	Yes	None
2	None	Yes	None
3	None	Yes	None
4	None	Yes	None
5	None	Yes	None

Comments: Lakes were very low in Pescara,

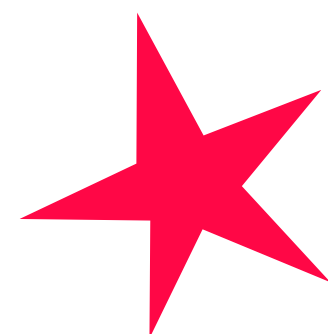
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1.



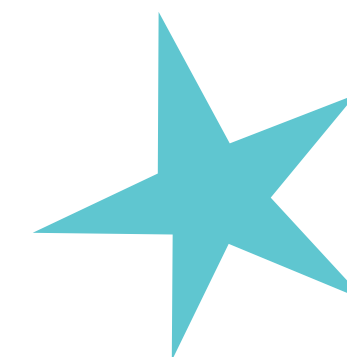
**Online Registration for Spring
Now Available...**

**Murabella- Thursdays
starting January 20th- May 10th
4:45pm- 5:30pm Ages 3-5
\$65 per month**



**5:30-6:30pm
Grades- 1st-5th
\$70 per month**

(Performance attire not included)



**For more information visit:
giftofdance.net
thegiftofdanceclass@gmail.com
904-434-5607**

2.

AMENITY ATHLETICS

THE LEAGUE THAT YOU CAN WALK TO

Spring Soccer

Registration: January 1 - February 15

Season: March 26 - May 21

Boys & Girls Ages 3-14

\$105 per child: Jersey, Shorts & Award

Join us!



Games on Saturdays at Bartram Springs & Heritage Landing. No Games Easter Weekend
Practice in a community near you.

Register at AmenityAthletics.com

3.

AMENITY ATHLETICS



SPRING YOUTH BASKETBALL LEAGUE

★ APRIL 13TH - MAY 18TH: SIX WEEKS ★

Registration: January 1st - March 1st

**Co-ed Leagues: 8-10 Years Old 11-13 years old
3 VS 3 Half Court**

\$95.00 per child: includes jersey and award

**Games on WEDNESDAYS starting after school.
2 games at each location: Bartram Springs,
Heritage Landing and Julington Creek Plantation**

Register at www.AmenityAthletics.com

SEVENTH ORDER OF BUSINESS

A.

TURNBULL CREEK
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Turnbull Creek Community Development District was held Tuesday, November 9, 2021 at 6:31 p.m. at the Murabella Amenity Center, 101 Positano Avenue, St. Augustine, Florida.

Present and constituting a quorum were:

Chris DelBene	Chairman
Diana Jordan-Burks	Vice Chairperson
Brian J. Wing	Supervisor
Chuck Labanowski	Supervisor
Jeremy Vencil	Supervisor

Also Present were:

Ernesto Torres	District Manager
Jennifer Kilinski	District Counsel
Steve Collins	District Engineer
Jim Schieszer	Riverside Management
Erick Hutchinson	Amenity Manager
Todd Murphy	Trimac

The following is a summary of the actions taken at the November 9, 2021 meeting. An audio copy of the proceedings can be obtained by contacting the District Manager.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Torres called the meeting to order at 6:31 p.m. and called the roll.

SECOND ORDER OF BUSINESS

Public Comments

Mr. James stated I'm here to address item five, the request to repaint the second tennis court with pickleball lines. Thank you for resurfacing the courts, we use them a lot. There is a group of about ten that play four to five days a week. There are other people playing too. We are requesting that you paint the other side of the court so we can play more games.

A resident stated at the last CDD meeting you mentioned starting on the large pond. Do you have a timeline on that?

Mr. Torres stated we will take that later in the agenda.

THIRD ORDER OF BUSINESS

Staff Reports

A. Landscape Manager (Presenter: Trimac)

1. Inspection Checklist

Mr. Schieszer stated we have had Trimac for over 30-days now and we are catching up on everything. They had a 30-day list where they went through the entire property and for the most part everybody is quite pleased with it at this point. The berms are getting cleaned up, all the grasses are in order now and they have the flowers planted at the entrances, a few died due to irrigation issues but that was fixed today.

Mr. Wing stated I have heard lots of positive comments, but one resident thought they were cutting the pond banks too short.

Mr. Murphy stated the Bahia should be around 3-3 ½” and St. Augustine should be 4-4 ½”. Usually in the winter St. Augustine will go down to about 4” but the Bermuda is the same way, you want to keep it low. They are not scalping it but when it was cut in the summer, they let it grow too high.

B. Engineer (Presenter: JMT)

Mr. Collins stated the contractor signed the agreement for the pond bank issue and they are ready to go. We are waiting on the NOI with Department of Environmental Protection, it is in their court and when we get that from DEP they will be ready to start.

Mr. Torres stated I would like to move up item 10A, before Steve leaves.

Needs Analysis that Districts Providing Wastewater or Stormwater Management Services Must Complete by June 30, 2022

Ms. Kilinski stated I provided a supplemental memo regarding the changes to the law that requires special districts, counties and cities to provide a stormwater needs assessment every five years. We were waiting on the office of economic research and development to provide some guidelines and we were hoping they would provide specific parameters. We recommend that your engineer provide a work authorization to start doing that work.

Mr. Collins stated I sent a proposal for us to do that. We have to do this for all the districts and we put together a proposal to do the least amount of effort to get this report done. The scope

we included is a stormwater inventory and cost estimate and filling in the remainder of this report. The report provides a 20-year expenditure plan for all your stormwater infrastructure, which is all the pipes, inlets and ponds and the cost to replace them and the like if that falls within the next 20-years. There could be a benefit to you of having this report to be able to plan ahead in terms of expenditures. Our estimate to produce that report for you is \$5,890. We are not doing a pipe inspection, we are going to look at all the plans, permits and what other information you have to develop an inventory. This is just stormwater structures, not sewer and look at the age of everything and when things have to be replaced. The form asked if you have a dedicated funding source for that or would it be a non-dedicated funding source.

On MOTION by Mr. Wing seconded by Ms. Burks with all in favor the proposal from JMT to prepare the stormwater needs analysis in the amount of \$5,890 was approved.

The next two items taken out of order.

SIXTH ORDER OF BUSINESS

Consideration of Landscape Enhancement

Mr. DelBene asked what besides the cedar trees was Duval supposed to do?

Mr. Schieszer stated in my opinion that is it.

Mr. Wing stated the cedar and the mulch.

On MOTION by Mr. DelBene seconded by Mr. Vencil with all in favor the proposal for landscape enhancement for the amenity area in the amount of \$3,810 was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Entry Monuments Landscape Enhancement

Mr. Murphy stated we were asked to give two options for the soccer field, one to seed and because it is full of weeds, we have to spray to kill the weeds, then aerate, fertilize and seed it and that is option 1 at \$4,890. The other option is to resod and you would be able to use it in about a month and the first option would be an entire season, you would not be able to use the field for 6-8 months. We couldn't seed it until spring so you would lose the whole summer until the next season.

Mr. Wing stated I prefer to wait a year and fix this field right.

Mr. Vencil asked in two years would we see a better long term outcome from seeding or sodding?

Mr. Murphy stated seeding takes longer and you have to water it more while it germinates and once it gets into the hot season the first layer of soil gets hot and dries out very quick. You want to promote that root growth and water it throughout the day. It does fill in and wears better and you have more of an even surface when you let it root in. Long term that is the best way to do it. Since this is an actual soccer field kids are going to tear it up so you have to come back and maintain it.

Mr. Labanowski asked why don't we hold off on this because the county has the new park out for bid and it will give the kids a place to go to when the park opens.

Mr. DelBene asked if we vote on this in January, can you get started in March?

Mr. Murphy responded yes.

This item tabled until the January meeting.

Landscape Enhancements for Entry and Center Island

Mr. Wing stated currently in the contract is swapping out the flowers three or four times a year.

Mr. Murphy stated the annual flowers are in the contract, it is the plants other than the flowers. We are replacing all the plants. The entranceway calls for flowers, everything else is plant material. We are not adding flowers.

Mr. Wing stated I suggest we table this until we get a little further into the fiscal year.

M. Vencil this is the entry to our neighborhood, and I would like to enhance it.

Mr. Labanowski stated if we did the SR 16 entrance and West Positano entrance it is about \$16,000 and we can address the rest of it down the road.

Mr. Murphy stated I don't like to put in plantings the last two weeks of January and the first two weeks of February because that is when we get the hardest freezes. I typically hold off on that, but it depends on the weather.

Mr. Vencil stated we are doing the front of the entry and behind the gates it will be hedges. We just want a facelift from the monument walls out.

Ms. Burks stated you will do the front of the wall on both sides and the front part of the middle and not the whole island.

Ms. Kilinski stated we need clarification of exactly what you want done.

Mr. Vencil stated we are going to do the center monument sign at \$5,004.70 the incoming side, the \$7,219 and incoming side at \$4,447 for a total of \$16,713. What is the long term plan to get all three done?

Mr. DelBene stated do one at a time in full.

Mr. Labanowski stated wait on the 16 entrance, because they are doing work in that area.

Mr. DelBene moved to approve the proposal from Trimac for the Pacetti entrance in the amount of \$31,327 to be taken out of landscape contingency with the work to commence in March and Mr. Labanowski seconded the motion.

Mr. Wing stated I am perfectly comfortable doing this, but not at this time, we are one month into the new fiscal year, we already spent \$6,000 that was not budgeted and we are not going to plant it until February anyway. I don't see the rush.

Mr. Labanowski stated we have \$51,000 in contingency from last year that we didn't spend.

Mr. Torres stated yes.

On voice vote with four in favor and Mr. Wing opposed the motion passed.

Mr. Murphy stated we are going to do the entrance and not the mulch, just clean it up.

FOURTH ORDER OF BUSINESS

Consideration of Duval Landscape Final Invoice (Presenter: Ernesto Torres)

Mr. DelBene stated I think we all agreed to take off the \$550 from the invoice we approved before. Is there anything else they did not do that they were contractually obligated to do?

Mr. Schieszer stated they did very poor work, but I don't see us fighting about that.

Mr. DelBene asked Jennifer, do you see a problem with us removing the \$550? Do you think Duval is going to fight over it?

Ms. Kilinski stated I don't think so, I think they are expecting something more significant with the back and forth we have had on some of the deficiencies.

Mr. Murphy stated that is why I said earlier we cannot be responsible for your turf because you have weeds. With our weekly reports and ride throughs with Jim things will not fall through the cracks.

On MOTION by Mr. DelBene seconded by Ms. Burks with three in favor and Mr. Wing and Mr. Labanowski opposed the final payment to Duval will be \$24,789.

Mr. Labanowski asked what is the mulching schedule?

Mr. Murphy stated mulch is extra and is not part of your contract. Whenever you want it, we will propose it and get it done.

Mr. Labanowski stated the labor you provide we just pay for the mulch.

Mr. Murphy stated no, we get it blown in, we don't do the labor. Pine straw is put out by hand. We also have contractors who do that, all they do is pine straw. The hard mulch gets blown. We can do that any time you would like.

Mr. Wing asked is it less expensive to you to use blowers on the mulch opposed to doing it by hand?

Mr. Murphy stated absolutely, you couldn't afford it if we had to do everything by hand with mulch. It would cost about \$85 or \$90 a yard.

Mr. Wing stated in your proposal you have \$8 for a bag of mulch and it is \$2.50 at Ace Hardware.

Mr. Murphy stated it depends on the size of the bag, and you have to look at the labor of putting it out and we still have to make a profit.

FIFTH ORDER OF BUSINESS

Consideration of Request to Repaint 2nd Tennis Court with Pickleball Lines

Mr. Wing stated we did have some complaints from tennis players, but I haven't heard any complaints in 6-months. It gets used more with the pickleball lines.

Mr. Schieszer stated one of the tennis players that complained about it now plays pickleball.

On MOTION by Mr. Wing seconded by Ms. Burks with all in favor the proposal from PSA to paint pickleball lines on the second tennis court in the amount of \$1,000 was approved.

SIXTH ORDER OF BUSINESS

Consideration of Landscape Enhancement

This item taken earlier in the meeting.

SEVENTH ORDER OF BUSINESS

**Consideration of Entry Monuments
Landscape Enhancement**

This item taken earlier in the meeting.

EIGHTH ORDER OF BUSINESS

**Consideration of Resolution 2022-01
Designating Registered Agent and Registered
Office**

Mr. Torres stated the registered agent will be me and my office address.

On MOTION by Mr. DelBene seconded by Mr. Labanowski with all in favor Resolution 2022-01 was approved.

NINTH ORDER OF BUSINESS

**Consideration of Resolution 2022-02
Amending the Fiscal Year 2021 Budget**

Mr. Torres stated \$28,331 was overspent and those funds came out of your unassigned, and we have to amend the budget in order to make it balance.

On MOTION by Mr. Labanowski seconded by Mr. DelBene with all in favor Resolution 2022-02 was approved.

TENTH ORDER OF BUSINESS

Staff Reports (Part 2)

A. Attorney - (Presenter: Jennifer Kilinski)

**1. Needs Analysis that Districts Providing Wastewater or Stormwater
Management Services Must Complete by June 30, 2022**

This item taken earlier in the meeting.

2. Prompt Payment Requirements

Ms. Kilinski stated you have adopted prompt payment policies, we will update those and bring them back. The biggest change is starting in October 1, 2021 all your construction contracts

will have a statutory rate increase of 1% to 2%. There are other contract provisions that we will update that are one-offs. For example, you can't do business with certain foreign states and you can't accept gifts from foreign states. There are some things we are going to have to add to our construction contracts.

3. Public Records Exemptions for Addresses and Other Information Associated with Certain Officers, Judges, etc.

Ms. Kilinski stated there is a public records exemption change. Historically, we have in all of our documents including when you get your amenity card, you sign a document and there is a piece on that form that says, are you exempt from public records. Judges, certain kinds of attorneys, police are exempt and we do have in this district and others folks that have claimed that exemption. They have made a recent legislative change that makes that person who is claiming the exemption submit a written and notarized request to maintain that exemption and they have to provide an oath associated with that. We will make sure those changes are incorporated in your forms.

B. Manager - (Presenter: Ernesto Torres)

There being none, the next item followed.

C. Operation Manager – (Presenter: James Schieszer)

1. Memorandum

Mr. Schieszer gave an overview of the monthly memorandum, copy of which was included in the agenda package.

D. Amenity Center Update (Presenter: Erick Hutchinson)

Mr. Hutchinson asked would you be okay with trading food truck Friday for food truck Tuesday? I have been brainstorming with a couple vendors and we don't always get the best food trucks because they are going to go where they make the most money. Most places do food truck Fridays and if were to switch it to a Tuesday we are going to get more of a variety of trucks and you will attract more people on a Tuesday.

Mr. Wing stated let's give it a try.

Mr. Vencil stated people don't show up because they don't know what food trucks will be there.

Mr. Hutchinson stated this is a new vendor and it will be better and it will start in January.

Mr. Wing stated thanks to Erick for a wonderful Halloween event.

ELEVENTH ORDER OF BUSINESS Supervisor's Requests and Public Comments

A resident stated the carpet needs to be cut and replaced. The binding is coming off.

Mr. Hutchinson stated I can replace it if the board is okay with that.

It was the consensus of the board to have Mr. Hutchinson remove the carpet tomorrow and to replace it with an equivalent carpet.

**TWELFTH ORDER OF BUSINESS Approval of Consent Agenda (Presenter:
Ernesto Torres)**

- A. Approval of Minutes of the September 14, 2021 Meeting**
- B. Balance Sheet as of October 31, 2021 and Statement of Revenues &
Expenditures for the Period Ending October 31, 2021; Month-to-Month Income
Statement; Assessment Receipt Schedule**
- C. Approval of Check Register**
- D. Ratification of Audit Engagement Letter with Berger Toombs**
- E. Ratification of Hold Harmless and License Agreement**

On MOTION by Mr. Wing seconded by Mr. DelBene with all in favor the consent agenda items were approved.

**THIRTEENTH ORDER OF BUSINESS Next Scheduled Meeting – January 11, 2022 at
6:30 p.m.**

Mr. Torres stated the next meeting will be held January 11, 2022, with a closed session starting at 5:30 p.m. with the regular business meeting to start at 6:30 p.m.

On MOTION by Mr. Wing seconded by Ms. Burks with all in favor the meeting adjourned at 8:15 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

B.

Turnbull Creek

Community Development District

Unaudited Financial Reporting
November 30, 2021

Turnbull Creek
Community Development District
Combined Balance Sheet
November 30, 2021

	<u>Governmental Fund Types</u>				<u>Totals</u>
	<u>General</u>	<u>Debt Service</u>	<u>Capital Projects</u>	<u>Capital Reserve</u>	<u>(Memorandum Only)</u>
<u>Assets:</u>					
Cash - Wells Fargo	---	---	---	\$371,426	\$371,426
Cash - Hancock Bank	\$170,859	---	---	---	\$170,859
<u>Investments:</u>					
Investment - SBA	\$42	---	---	---	\$42
Investment-General Account	\$291,969	---	---	---	\$291,969
<u>Series 2015 A1-A2</u>					
Revenue	---	\$130,671	---	---	\$130,671
Reserve A1	---	\$388,486	---	---	\$388,486
Reserve A2	---	\$106,788	---	---	\$106,788
Prepayment A1	---	\$565	---	---	\$565
Prepayment A2	---	\$13	---	---	\$13
Construction	---	---	\$1	---	\$1
COI	---	---	\$2,743	---	\$2,743
<u>Series 2015 B1-B2</u>					
Revenue B	---	\$14,163	---	---	\$14,163
Reserve B1	---	\$31,826	---	---	\$31,826
Reserve B2	---	\$9,553	---	---	\$9,553
Prepayment B1	---	\$2,410	---	---	\$2,410
Prepayment B2	---	\$1,635	---	---	\$1,635
Redemption	---	\$105	---	---	\$105
<u>Series 2016</u>					
Reserve	---	\$115,776	---	---	\$115,776
Revenue	---	\$6,644	---	---	\$6,644
Interest	---	\$0	---	---	\$0
Due From General Fund	---	\$33,797	---	---	\$33,797
Prepaid Expenses	\$0	---	---	---	\$0
Due From Other	\$539	---	---	---	\$539
Assessment Receivable	---	---	---	---	\$0
Total Assets	\$463,409	\$842,433	\$2,744	\$371,426	\$1,680,012
<u>Liabilities:</u>					
Accounts Payable	\$61,177	---	---	\$0	\$61,177
Accrued Expenses	\$1,224	---	---	---	\$1,224
FICA Payable	---	---	---	---	\$0
Due to Capital Reserve	---	---	---	---	\$0
Due to General Fund	---	---	---	---	\$0
Due to Other	---	---	---	---	\$0
Due to Debt Service 2016	\$33,797	---	---	---	\$33,797
<u>Fund Balances:</u>					
Assigned General Fund	\$99,413	---	---	---	\$99,413
Restricted for Debt Service	---	\$842,433	---	---	\$842,433
Restricted for Capital Projects	---	---	\$2,744	---	\$2,744
Nonspendable	\$0	---	---	---	\$0
Unassigned	\$267,797	---	---	\$371,426	\$639,223
Total Liabilities and Fund Equity	\$463,409	\$842,433	\$2,744	\$371,426	\$1,680,012

Turnbull Creek
Community Development District
General Fund
Statement of Revenues & Expenditures
For the Period ending November 30, 2021

	Adopted Budget	Prorated Thru 11/30/21	Actual Thru 11/30/21	Variance
<u>Revenues:</u>				
Maintenance Assessments	\$1,207,047	\$130,967	\$130,967	\$0
Interest/Miscellaneous	\$2,000	\$333	\$143	(\$190)
Amenities Revenue	\$3,000	\$500	\$1,270	\$770
Total Revenues	\$1,212,047	\$131,801	\$132,381	\$580

Expenditures:

Administrative

Supervisor Fees	\$6,400	\$1,067	\$600	\$467
FICA Expense	\$490	\$82	\$46	\$36
Engineering (Yuro & Associates, LLC)	\$16,000	\$2,667	\$0	\$2,667
Arbitrage (Grau)	\$2,400	\$0	\$0	\$0
Dissemination (GMS & Disclosure Services)	\$2,850	\$475	\$333	\$142
Trustee (US Bank)	\$14,620	\$3,631	\$3,631	\$0
Attorney (HGS)	\$47,000	\$7,833	\$3,125	\$4,709
Tax Roll Assessments (GMS)	\$5,000	\$5,000	\$5,000	\$0
Annual Audit (Berger Toomb)	\$3,745	\$0	\$0	\$0
Management Fees (GMS)	\$45,000	\$7,500	\$7,500	\$0
Information Technology (GMS)	\$1,800	\$300	\$300	\$0
Telephone	\$1,000	\$167	\$121	\$46
Postage	\$800	\$133	\$109	\$24
Printing & Binding	\$1,800	\$300	\$56	\$244
Insurance (FIA)	\$9,488	\$9,488	\$8,927	\$561
Legal Advertising	\$2,000	\$333	\$0	\$333
Other Current Charges	\$1,000	\$167	\$124	\$43
Office Supplies	\$170	\$28	\$7	\$21
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
Website Compliance (GMS)	\$1,200	\$200	\$200	\$0

Administrative Expenses	\$162,938	\$39,546	\$30,253	\$9,292
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Amenity Center

Insurance (FIA)	\$25,421	\$25,421	\$14,994	\$10,427
Pest Control (Turner Pest Control)	\$3,123	\$521	\$389	\$132
Repairs & Replacements	\$36,000	\$13,031	\$13,031	\$0
Recreational Passes	\$800	\$0	\$0	\$0
Office Supplies	\$1,800	\$300	\$55	\$245
Other Current Charges	\$540	\$90	\$90	\$0
Permit Fees (Pool, ASCAP/BMI/SEASAC)	\$2,000	\$0	\$0	\$0

Utilities

Water & Sewer (STCUD)	\$12,000	\$2,000	\$1,549	\$451
Electric (FPL)	\$36,000	\$6,000	\$5,468	\$532
Telephone/Internet (Comcast)	\$3,800	\$633	\$629	\$4

Turnbull Creek
Community Development District
General Fund
Statement of Revenues & Expenditures
For the Period ending November 30, 2021

	Adopted Budget	Prorated Thru 11/30/21	Actual Thru 11/30/21	Variance
<u>Amenity Center Cont'd.</u>				
<u>Management Contracts</u>				
Lifeguards/Pool Monitors (RMS)	\$33,312	\$0	\$0	\$0
Facilty Monitor (RMS)	\$25,581	\$4,263	\$4,025	\$238
Facility Management (RMS)	\$64,481	\$10,747	\$10,747	(\$0)
Facility Attendants (RMS)	\$17,124	\$2,854	\$1,871	\$983
Field Operations (RMS)	\$54,184	\$9,031	\$9,031	\$0
Facility Maintenance (RMS)	\$51,796	\$8,633	\$8,633	\$0
Pool Maintenance (RMS)	\$14,317	\$2,386	\$2,317	\$70
Pool Chemicals (POOLSURE)	\$13,524	\$2,254	\$1,710	\$544
Janitorial Services (RMS)	\$9,064	\$1,511	\$1,467	\$44
Common Area Waste Collection (RMS)	\$19,344	\$3,224	\$3,224	\$0
Program Director (RMS)	\$2,722	\$454	\$454	(\$0)
Refuse Service (Waste Management)	\$11,424	\$1,904	\$1,904	(\$0)
Security - ENVERA	\$6,409	\$4,645	\$4,645	\$0
Special Events	\$9,000	\$4,979	\$4,979	\$0
Holiday Decorations	\$6,772	\$0	\$0	\$0
Pressure Washing	\$2,700	\$0	\$0	\$0
<u>Amenity Center Expenses</u>	\$463,239	\$104,880	\$91,209	\$13,671
<u>Grounds Maintenance</u>				
Streetlighting (FPL)	\$40,500	\$6,750	\$6,450	\$300
Lake Maintenance (Future Horizons)	\$14,100	\$2,350	\$2,449	(\$99)
Landscape Maintenance (Duval Landscape)	\$350,698	\$58,450	\$46,908	\$11,542
Landscape Contingency	\$28,000	\$5,770	\$5,770	\$0
Irrigation Repairs	\$6,000	\$1,000	\$390	\$610
Capital Reserves	\$245,986	\$0	\$0	\$0
<u>Grounds Maintenance Expenses</u>	\$685,284	\$74,320	\$61,967	\$12,353
<u>Total Expenses</u>	\$1,311,461	\$218,745	\$183,430	\$35,316
<u>Excess Revenues (Expenditures)</u>	(\$99,413)		(\$51,049)	
<u>Fund Balance - Beginning</u>	\$99,413		\$418,259	
<u>Fund Balance - Ending</u>	\$0		\$367,211	

Turnbull Creek
Community Development District
General Fund
Month By Month Income Statement
FY 2022

<i>October</i>	<i>November</i>	<i>December</i>	<i>January</i>	<i>February</i>	<i>March</i>	<i>April</i>	<i>May</i>	<i>June</i>	<i>July</i>	<i>August</i>	<i>September</i>	<i>Total</i>
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Revenues:

<i>Maintenance Assessments</i>	\$0	\$130,967	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$130,967
<i>Interest/Miscellaneous</i>	\$91	\$52	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$143
<i>Amenities Revenue</i>	\$447	\$823	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,270

Total Revenues

\$538	\$131,842	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$132,381
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Expenditures:

Administrative

<i>Supervisor Fees</i>	\$0	\$600	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$600
<i>FICA Expense</i>	\$0	\$46	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$46
<i>Engineering</i>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<i>Arbitrage</i>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<i>Dissemination</i>	\$167	\$167	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$333
<i>Trustee</i>	\$3,631	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,631
<i>Attorney</i>	\$454	\$2,671	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,125
<i>Tax Roll Assessments</i>	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
<i>Annual Audit</i>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<i>Management Fees</i>	\$3,750	\$3,750	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,500
<i>Computer Time</i>	\$150	\$150	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$300
<i>Telephone</i>	\$24	\$97	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$121
<i>Postage</i>	\$68	\$42	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$109
<i>Printing & Binding</i>	\$47	\$9	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$56
<i>Insurance</i>	\$8,927	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,927
<i>Legal Advertising</i>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<i>Other Current Charges</i>	\$84	\$39	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$124
<i>Office Supplies</i>	\$1	\$7	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7
<i>Dues, Licenses & Subscriptions</i>	\$0	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
<i>Website Compliance</i>	\$100	\$100	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$200

Administrative Expenses

\$22,402	\$7,851	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$30,253
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Amenity Center

<i>Insurance</i>	\$14,994	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,994
<i>Pest Control</i>	\$194	\$194	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$389
<i>Repairs & Replacements</i>	\$3,358	\$9,672	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13,031
<i>Recreational Passes</i>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<i>Office Supplies</i>	\$55	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$55
<i>Other Current Charges</i>	\$45	\$45	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$90
<i>Permit Fees</i>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Utilities

<i>Water & Sewer</i>	\$869	\$680	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,549
<i>Electric</i>	\$2,753	\$2,716	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,468
<i>Telephone/Cable/Internet</i>	\$315	\$314	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$629

Turnbull Creek
Community Development District
General Fund
Month By Month Income Statement
FY 2022

	October	November	December	January	February	March	April	May	June	July	August	September	Total
<u>Amenity Center Cont'd.</u>													
<u>Management Contracts</u>													
Pool Monitors/Lifeguards	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Facility Monitor	\$1,893	\$2,132	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,025
Facility Management (5,373.42)	\$5,373	\$5,373	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,747
Facility Attendants	\$786	\$1,085	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,871
Field Operations (4,515.33)	\$4,515	\$4,515	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,031
Facility Maintenance (4,316.33)	\$4,316	\$4,316	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,633
Pool Maintenance (1,158.33)	\$1,158	\$1,158	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,317
Pool Chemicals (854.91 and 1399.10)	\$855	\$855	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,710
Janitorial Services (733.33)	\$733	\$733	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,467
Common Area Waste Collection	\$1,612	\$1,612	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,224
Program Director (226.83)	\$227	\$227	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$454
Refuse Service	\$952	\$952	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,904
Security - Envera (493)	\$1,479	\$3,166	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,645
Special Events	\$2,979	\$2,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,979
Holiday Decorations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pressure Washing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<u>Amenity Center Expenses</u>	\$49,462	\$41,747	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$91,209
<u>Grounds Maintenance</u>													
Street lighting	\$3,225	\$3,225	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,450
Lake Maintenance (\$1,224.33)	\$1,224	\$1,224	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,449
Landscape Maintenance (\$23,454.00)	\$23,454	\$23,454	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$46,908
Landscape Contingency	\$2,800	\$2,970	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,770
Irrigation Repairs	\$390	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$390
Capital Reserves	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<u>Grounds Maintenance Expenses</u>	\$31,094	\$30,874	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$61,967
<u>Total Expenses</u>	\$102,958	\$80,472	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$183,430
<u>Excess Revenues (Expenditures)</u>	(\$102,420)	\$51,371	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$51,049)

Turnbull Creek
Community Development District
Debt Service Fund - Series 2015A1-A2
Statement of Revenues & Expenditures
For the Period ending November 30, 2021

	<i>Adopted Budget</i>	<i>Prorated Thru 11/30/21</i>	<i>Actual Thru 11/30/21</i>	<i>Variance</i>
<u>Revenues:</u>				
Interest Income	\$250	\$250	\$24	(\$226)
Assessments	\$985,875	\$106,972	\$106,972	\$0
Total Revenues	\$986,125	\$107,222	\$106,996	(\$226)
<u>Expenditures</u>				
<u>Series 2015A-1</u>				
Interest 11/1	\$165,978	\$165,978	\$165,978	\$0
Interest 5/1	\$165,978	\$0	\$0	\$0
Principal 5/1	\$445,000	\$0	\$0	\$0
<u>Series 2015A-2</u>				
Interest 11/1	\$48,450	\$48,450	\$48,450	\$0
Interest 5/1	\$48,450	\$0	\$0	\$0
Principal 5/1	\$105,000	\$0	\$0	\$0
Total Expenditures	\$978,855	\$214,428	\$214,428	\$0
Excess Revenues (Expenditures)	\$7,270	(\$107,205)	(\$107,431)	(\$226)
<u>Other Sources (Uses)</u>				
Operating Transfer In (Out)	\$0	\$0	\$0	\$0
Total Other Sources(Uses)	\$0		\$0	
Net Change in Fund Balance	\$7,270		(\$107,431)	
Fund Balance - Beginning	\$229,349		\$733,954	
Fund Balance - Ending	\$236,619		\$626,523	

Turnbull Creek
Community Development District
Debt Service Fund - Series 2015B1-B2
Statement of Revenues & Expenditures
For the Period ending November 30, 2021

Revenues:

	<i>Adopted Budget</i>	<i>Prorated Thru 11/30/21</i>	<i>Actual Thru 11/30/21</i>	<i>Variance</i>
Interest Income	\$0	\$0	\$3	\$3
Assessments	\$78,986	\$8,570	\$8,570	\$0
Prepayments B1	\$0	\$0	\$0	\$0
Prepayments B2	\$0	\$0	\$0	\$0
Total Revenues	\$78,986	\$8,570	\$8,573	\$3

Expenditures

Series 2015B-1

Interest 11/1	\$19,535	\$19,535	\$19,250	\$285
Interest 5/1	\$19,535	\$0	\$0	\$0
Principal 5/1	\$20,000	\$0	\$0	\$0

Series 2015B-2

Interest 11/1	\$5,075	\$5,075	\$5,194	(\$119)
Interest 5/1	\$5,075	\$0	\$0	\$0
Principal 5/1	\$5,000	\$0	\$0	\$0

Total Expenditures	\$74,220	\$24,610	\$24,444	\$166
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Excess Revenues (Expenditures)	\$4,766	(\$16,040)	(\$15,871)	
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Other Sources (Uses)

Operating Transfer In (Out)	\$0	\$0	\$0	\$0
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Total Other Sources(Uses)	\$0	\$0		
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Net Change in Fund Balance	\$4,766	(\$15,871)		
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Fund Balance - Beginning	\$33,435	\$75,563		
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Fund Balance - Ending	\$38,201	\$59,692		
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Turnbull Creek
Community Development District
Debt Service Fund - Series 2016
Statement of Revenues & Expenditures
For the Period ending November 30, 2021

	<i>Adopted Budget</i>	<i>Prorated Thru 11/30/21</i>	<i>Actual Thru 11/30/21</i>	<i>Variance</i>
<u>Revenues:</u>				
<i>Interest Income</i>	\$0	\$0	\$8	\$8
<i>Assessments</i>	\$286,513	\$31,087	\$31,087	\$0
<i>Total Revenues</i>	\$286,513	\$31,087	\$31,095	\$8
<u>Expenditures</u>				
<u>Series 2016</u>				
<i>Interest 11/1</i>	\$63,603	\$63,603	\$63,603	\$0
<i>Interest 5/1</i>	\$63,603	\$0	\$0	\$0
<i>Principal 5/1</i>	\$160,000	\$0	\$0	\$0
<i>Total Expenditures</i>	\$287,206	\$63,603	\$63,603	\$0
<i>Excess Revenues (Expenditures)</i>	(\$693)	(\$32,516)	(\$32,508)	
<i>Fund Balance - Beginning</i>	\$70,251		\$188,726	
<i>Fund Balance - Ending</i>	\$69,558		\$156,218	

Turnbull Creek
Community Development District
Capital Projects Fund

*Statement of Revenues & Expenditures
For the Period ending November 30, 2021*

<i>Series 2015A-1 & A-2</i>

Revenues:

Interest Income	\$0
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Total Revenues	\$0
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Expenditures

Capital Outlay (1) - Series 2016	\$0
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Capital Outlay - Series 2015A-1-A2	\$0
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Capital Outlay - Series 2015 B-1-B2	\$0
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Cost of Issuance	\$0
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Total Expenditures	\$0
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Excess Revenues (Expenditures)	\$0
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Other Sources (Uses)

Operating Transfer In	\$0
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Total Other Sources(Uses)	\$0
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Net Change in Fund Balance	\$0
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Fund Balance - Beginning	\$2,744
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Fund Balance - Ending	\$2,744
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Turnbull Creek
Community Development District
Capital Reserve Funds

*Statement of Revenues & Expenditures
For the Period ending November 30, 2021*

	<i>Adopted Budget</i>	<i>Prorated Thru 11/30/21</i>	<i>Actual Thru 11/30/21</i>	<i>Variance</i>
<u>Revenues:</u>				
<i>Capital Reserve Funding - Transfer In</i>	\$245,986	\$0	\$0	\$0
<i>Total Revenues</i>	\$245,986	\$0	\$0	\$0
<u>Expenditures</u>				
<i>Repair and Replacement</i>	\$50,000	\$8,333	\$0	\$8,333
<i>Capital Outlay</i>	\$50,000	\$8,333	\$0	\$8,333
<i>Other Current Charges</i>	\$300	\$50	\$7	\$43
<i>Total Expenditures</i>	\$100,300	\$16,717	\$7	\$16,709
<i>Excess Revenues (Expenditures)</i>	\$145,686		(\$7)	
<i>Fund Balance - Beginning</i>	\$331,853		\$371,433	
<i>Fund Balance - Ending</i>	\$477,539		\$371,426	

Turnbull Creek
Community Development District
Long Term Debt Report

Series 2015A1-A2 Special Assessment Refunding Bonds	
Interest Rate:	4.190%
Maturity Date:	5/1/2035
Reserve Fund Definition:	50% Max Annual Debt
Reserve Fund Requirement:	\$488,241
Reserve Fund Balance:	\$495,274
Bonds outstanding - 4/30/2015	\$13,375,000
Less: May 2, 2016 (Principal)	(\$475,000)
Less: May 2, 2016 (Prepayment -A2)	(\$15,000)
Less: November 1, 2016 (Prepayment -A1)	(\$10,000)
Less: November 1, 2016 (Prepayment -A2)	(\$5,000)
Less: May 1, 2017 (Principal-A1)	(\$395,000)
Less: May 1, 2017 (Principal-A2)	(\$90,000)
Less: May 1, 2017 (Prepayment -A2)	(\$10,000)
Less: November 1, 2017 (Prepayment -A1)	(\$15,000)
Less: November 1, 2017 (Prepayment -A2)	(\$5,000)
Less: May 1, 2018 (Principal-A1)	(\$405,000)
Less: May 1, 2018 (Principal-A2)	(\$90,000)
Less: May 1, 2018 (Prepayment -A1)	(\$15,000)
Less: November 1, 2018 (Principal-A1)	(\$5,000)
Less: May 1, 2019 (Principal-A1)	(\$400,000)
Less: May 1, 2019 (Principal-A2)	(\$95,000)
Less: May 1, 2019 (Prepayment -A1)	(\$5,000)
Less: May 1, 2019 (Prepayment -A2)	(\$30,000)
Less: November 1, 2019 (Prepayment -A1)	(\$5,000)
Less: November 1, 2019 (Prepayment -A2)	(\$5,000)
Less: May 1, 2020 (Principal-A1)	(\$425,000)
Less: May 1, 2020 (Principal-A2)	(\$100,000)
Less: May 1, 2020 (Prepayment -A1)	(\$15,000)
Less: May 1, 2020 (Prepayment -A2)	(\$30,000)
Less: May 1, 2021 (Principal-A1)	(\$435,000)
Less: May 1, 2021 (Principal-A2)	(\$100,000)
Less: May 1, 2021 (Prepayment -A2)	(\$15,000)
Current Bonds Outstanding	\$10,180,000

Series 2015B1-B2 Pond Bank Reconstruction Special Assessment Bonds	
Interest Rate:	4.450%
Maturity Date:	5/1/2045
Reserve Fund Definition:	50% Max Annual Debt
Reserve Fund Requirement:	\$40,366
Reserve Fund Balance:	\$41,380
Bonds outstanding - 4/30/2015	\$1,280,000
Less: May 2, 2016 Principal B1	(\$20,000)
Less: May 2, 2016 Principal B2	(\$5,000)
Less: May 1, 2017 (Principal-B1)	(\$20,000)
Less: May 1, 2017 (Principal-B2)	(\$5,000)
Less: November 1, 2017 (Prepayment-B1)	(\$5,000)
Less: May 1, 2018 (Principal-B1)	(\$20,000)
Less: May 1, 2018 (Principal-B2)	(\$5,000)
Less: November 1, 2018 (Principal-B2)	(\$5,000)
Less: May 1, 2019 (Principal-B1)	(\$20,000)
Less: May 1, 2019 (Principal-B2)	(\$5,000)
Less: November 1, 2019 (Principal-B2)	(\$5,000)
Less: May 1, 2020 (Principal-B1)	(\$20,000)
Less: May 1, 2020 (Principal-B2)	(\$5,000)
Less: May 1, 2021 (Principal-B1)	(\$20,000)
Less: May 1, 2021 (Principal-B2)	(\$5,000)
Less: May 1, 2021 (Prepayment Call B2)	(\$5,000)
Current Bonds Outstanding	\$1,110,000

Series 2016 Special Assessment Refunding and Revenue Bonds	
Interest Rate:	3.700%
Maturity Date:	11/1/2037
Reserve Fund Definition:	40% Max Annual Debt
Reserve Fund Requirement:	\$114,079
Reserve Fund Balance:	\$115,776
Bonds outstanding - 5/31/2016	\$4,196,000
Less: May 1, 2017 Principal	(\$150,000)
Less: May 1, 2018 Principal	(\$139,000)
Less: May 1, 2019 Principal	(\$144,000)
Less: May 1, 2020 Principal	(\$150,000)
Less: May 1, 2020 Prepayment	(\$10,000)
Less: November 1, 2020 Prepayment	(\$10,000)
Less: May 1, 2021 Principal	(\$155,000)
Current Bonds Outstanding	\$3,438,000

TAX ROLL	# UNITS ASSESSED	TOTAL ASSESSED	SERIES 2015A1- 2 DEBT ASSESSED	SERIES 2016 DEBT ASSESSED	SERIES 2015B1-2 DEBT ASSESSED	FY22 O&M ASSESSED
CERTIFIED TAX ROLL	959	2,558,384.77	985,874.50	286,504.77	78,986.62	1,207,018.88

TAX ROLL RECEIPTS						
DATE RECEIVED	ST JOHNS CO. DIST.	TOTAL RECEIVED	SERIES 2015A1- 2 DEBT RECEIVED	SERIES 2016 DEBT RECEIVED	SERIES 2015B1-2 DEBT RECEIVED	O&M RECEIVED
11/4/2021	1	21,580.64	8,316.11	2,416.74	666.27	10,181.52
11/17/2021	2	69,547.83	26,800.28	7,788.42	2,147.19	32,811.94
11/22/2021	3	186,468.78	71,855.81	20,882.00	5,756.97	87,974.00
12/8/2021	4	229,645.01	88,493.79	25,717.16	7,089.97	108,344.09
12/20/2021	5	485,876.56	187,232.71	54,411.66	15,000.77	229,231.42
			-	-	-	-
			-	-	-	-
			-	-	-	-
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			-	-	-	-
			-	-	-	-
			-	-	-	-
			-	-	-	-
TOTAL TAX ROLL RECEIPTS		993,118.82	382,698.70	111,215.98	30,661.17	468,542.97

PERCENT COLLECTED	38.82%	38.82%	38.82%	38.82%	38.82%
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C.

*Turnbull Creek
Community Development District*

Check Run Summary

10/1/2021 - 11/30/2021

<i>Fund</i>	<i>Date</i>	<i>Check No.s</i>	<i>Amount</i>	
<u><i>General Fund</i></u>				
<i>Accounts Payable</i>	10/1/21 - 10/31/21	1441-1459	\$	75,269.78
	11/1/21 - 11/30/21	1460-1468	\$	49,384.04
			<u><i>Subtotal</i></u>	<u>\$ 124,653.82</u>
<i>Total</i>			\$	124,653.82

**Fedex invoices available upon request.*

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
10/12/21	00269	9/01/21 706382	202110 330-57200-34500		*	1,479.00	
		10/01-12/31	MONITORING	HIDDEN EYES LLC DBA			1,479.00 001441
10/12/21	00376	9/22/21 2620	202109 330-57200-63100		*	6,883.00	
			TENNIS CT CHAINLINK FENCE	FENCED UP			6,883.00 001442
10/12/21	00205	9/30/21 69973	202109 320-53800-46800		*	1,175.00	
			SEPT LAKE MAINTENANCE	FUTURE HORIZONS INC			1,175.00 001443
10/12/21	00016	9/17/21 281	202110 310-51300-31700		*	5,000.00	
			FY22 ASSESS ROLL CERTIF	GOVERNMENTAL MANAGEMENT SERVICES			5,000.00 001444
10/12/21	00016	10/01/21 282	202110 310-51300-34000		*	3,750.00	
			OCT MANAGEMENT FEES		*	100.00	
		10/01/21 282	202110 310-51300-55000		*	150.00	
			OCT WEBSITE ADMIN		*	166.67	
		10/01/21 282	202110 310-51300-35100		*	.51	
			OCT INFORMATION TECH		*	67.57	
		10/01/21 282	202110 310-51300-31300		*	46.80	
			OCT DISSEM AGENT SERVICES		*	24.31	
		10/01/21 282	202110 310-51300-51000		*		
			OFFICE SUPPLIES		*		
		10/01/21 282	202110 310-51300-42000		*		
			POSTAGE		*		
		10/01/21 282	202110 310-51300-42500		*		
			COPIES		*		
		10/01/21 282	202110 310-51300-41000		*		
			TELEPHONE	GOVERNMENTAL MANAGEMENT SERVICES			4,305.86 001445
10/12/21	00375	10/03/21 347	202109 310-51300-31500		*	3,522.04	
			SEPT GENERAL SERVICES		*	1,585.58	
		10/03/21 347	202109 310-51300-31500		*	2,022.04	
			SEPT MONTHLY MEETING		*	1,585.58	
		10/04/21 351	202109 310-51300-31500		*		
			SEPT GENERAL SERVICES		*		
		10/04/21 352	202109 310-51300-31500		*		
			SEPT MONTHLY MTG		V	3,522.04-	
		10/03/21 347	202109 310-51300-31500		V	1,585.58-	
			SEPT GENERAL SERVICES				
		10/03/21 347	202109 310-51300-31500				
			SEPT MONTHLY MEETING				

TURN TURNBULL CREEK BPEREGRINO

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
		10/04/21 351	202109 310-51300-31500	SEPT GENERAL SERVICES	V	2,022.04-	
		10/04/21 352	202109 310-51300-31500	SEPT MONTHLY MTG	V	1,585.58-	
				KE LAW GROUP			.00 001446
10/12/21 00346		10/01/21 MURA5873	202110 330-57200-49000	OCT PREMIUM WEBSITE	*	45.00	
				NEIGHBORHOOD PUBLICATIONS, INC.			45.00 001447
10/12/21 00041		10/21/21 13129560	202110 330-57200-46500	OCT POOL CHEMICALS	*	854.91	
				POOLSURE			854.91 001448
10/12/21 00163		10/01/21 67	202110 330-57200-34200	OCT JANITORIAL SERVICES	*	733.33	
		10/01/21 67	202110 330-57200-46400	OCT POOL MAINTENANCE SRV	*	1,158.33	
		10/01/21 67	202110 330-57200-34800	OCT FAC MONITOR	*	2,131.75	
		10/01/21 67	202110 330-57200-34800	OCT FAC MONITOR (MEMO)	*	238.79-	
		10/01/21 67	202110 330-57200-34000	OCT FAC MANAGEMENT	*	5,373.42	
		10/01/21 67	202110 330-57200-34300	OCT FAC ATTENDANTS	*	1,427.00	
		10/01/21 67	202110 330-57200-34300	OCT FAC ATTNDT (MEMO)	*	640.76-	
		10/01/21 67	202110 330-57200-34100	OCT FAC OPERATIONS	*	4,515.33	
		10/01/21 67	202110 330-57200-34400	OCT FAC MAINTENANCE	*	4,316.33	
		10/01/21 67	202110 330-57200-34900	OCT COMMON AREA WSTE COLL	*	1,612.00	
		10/01/21 67	202110 330-57200-34700	OCT PROGRAM DIRECTOR	*	226.83	
				RIVERSIDE MANAGEMENT SERVICES, INC			20,614.77 001449
10/12/21 00377		9/30/21 458243	202109 320-53800-46700	TREE SPRAYING & REMOVAL	*	3,500.00	
				ROBERT'S TREE SERVICE, INC.			3,500.00 001450
10/12/21 00124		8/19/21 16408A	202108 330-57200-63100	PRECOR FLAT RATE FEE	*	125.00	
		9/01/21 16528A	202109 330-57200-63100	RPR FLAT RATE FEE	*	145.00	
				SOUTHEAST FITNESS REPAIR			270.00 001451
				TURN TURNBULL CREEK BPEREGRINO			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
11/09/21	00372	10/25/21 2-179257	202109 310-51300-31100 Q2-Q3 FY21 PROF ENG SRVS	JOHNSON,MIRMIRAN,&THOMPSON, INC.	*	17,295.00	17,295.00 001463
11/09/21	00163	10/15/21 68	202109 330-57200-63100 REPAIRS & REPLACEMENTS	RIVERSIDE MANAGEMENT SERVICES, INC	*	70.95	70.95 001464
11/09/21	00383	11/01/21 11505	202111 320-53800-46600 NOV LANDSCAPE MAINTENANCE	TRIMAC OUTDOOR	*	23,454.00	23,454.00 001465
11/09/21	00039	10/11/21 7931802	202110 330-57200-46600 OCT PEST CONTROL	TURNER PEST CONTROL	*	115.50	194.25 001466
		10/11/21 7932403	202110 330-57200-46600 OCT PEST CONTROL		*	78.75	
11/19/21	00016	11/01/21 283	202111 310-51300-34000 NOV MANAGEMENT FEES	GOVERNMENTAL MANAGEMENT SERVICES	*	3,750.00	4,320.39 001467
		11/01/21 283	202111 310-51300-55000 NOV WEBSITE ADMIN		*	100.00	
		11/01/21 283	202111 310-51300-35100 NOV INFORMATION TECH		*	150.00	
		11/01/21 283	202111 310-51300-31300 NOV DISSEM AGENT SRVS		*	166.67	
		11/01/21 283	202111 310-51300-51000 OFFICE SUPPLIES		*	6.55	
		11/01/21 283	202111 310-51300-42000 POSTAGE		*	41.63	
		11/01/21 283	202111 310-51300-42500 COPIES		*	9.00	
		11/01/21 283	202111 310-51300-41000 TELEPHONE		*	96.54	
11/23/21	00159	10/01/21 84856	202111 310-51300-54000 FY22 SPECIAL DISTRICT FEE	DEPARTMENT OF ECONOMIC OPPORTUNITY	*	175.00	175.00 001468
TOTAL FOR BANK C						124,653.82	
TOTAL FOR REGISTER						124,653.82	

TURN TURNBULL CREEK BPEREGRINO

Envera
 8281 Blaikie Court
 Sarasota, FL 34240
 (941) 556-0731

Invoice	
Invoice Number 706382	Date 09/01/2021
Customer Number 400208	Due Date 10/01/2021

Page 1

Customer Name	Customer Number	P.O. Number	Invoice Number	Due Date
Murabella	400208		706382	10/01/2021
Quantity	Description		Rate	Amount
	<i>Murabella, 3970 Pacetti Rd, Saint Augustine, FL</i>			
3.00	Active Video Monitoring - 10/01/2021 - 12/31/2021 -		315.00	945.00
3.00	Service & Maintenance 10/01/2021 - 12/31/2021		178.00	534.00
	Sales Tax			0.00
	Payments/Credits Applied			0.00
Invoice Balance Due:				\$1,479.00

IMPORTANT MESSAGES

Important Numbers to Know:

Billing Questions: (941) 556-0743
 Email: ar@enverasystems.com
 Service: (941) 556-0734

269C

1,330.57200.34500



Date	Invoice #	Description	Amount	Balance Due
09/01/2021	706382	Alarm Monitoring Services	\$1,479.00	\$1,479.00

Envera
 8281 Blaikie Court
 Sarasota, FL 34240
 (941) 556-0731

Return Service Requested

Invoice	
Invoice Number 706382	Date 09/01/2021
Customer Number 400208	Due Date 10/01/2021

Net Due: \$1,479.00

Amount Enclosed: _____

|||||
 MURABELLA
 C/O TURNBULL CREEK CDD
 475 W TOWN PL STE 114
 SAINT AUGUSTINE, FL 32092-3649

1892

REMIT TO:

Envera
 PO Box 2086
 Hicksville, NY 11802

INVOICE



Jerry Lambert
101 W. Positano Ave FL
Saint Augustine, FL 32092
(248) 807-2763

Fenced Up

103 McAlister Drive (Corporate Office)
Ormond Beach, Florida 32174

Phone: (904) 540-5595
Email: info@fencedup.com
Web: www.fencedup.com

Payment Terms Due upon receipt
Invoice # 2620
Date 09/22/2021
GF R/R

376R

Description

GF R/R

1.330.57200.63100

Total

Murabella Tennis Court Commercial Chainlink 160ft Black Vinyl \$6,883.00

(2)-Convert Exterior Chain link fence from 4 ft to 10 ft
Convert 160 lf of 4ft Chainlink to 10ft - tie into existing fence line.
Add 160 ft of new Commercial grade posts, wire and hardware.

Includes: Material and labor included.

Subtotal \$6,883.00

Total \$6,883.00

Notes:

Invoice due upon receipt.

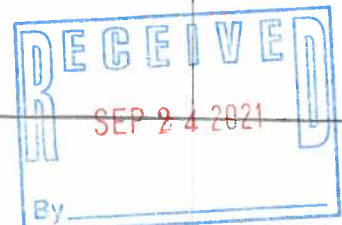
Jim.....904-759-9833

completed & approved *[Signature]* 9-23

Location of Fencing

It is our job to place the fence where you, the owner, would like it installed. It is important that you clearly mark where the fence should be installed. If there is a survey or pins present, we will use that information to install fence accordingly if that is what you would like. If it is not clear where the line is, then it is the owner's responsibility to tell us where the fence should go. We are not permitted to install fences on adjacent properties unless agreed upon by all owners. If permitting is required, then a different permit will be required for each property receiving the fence installation.

Underground Utilities



We will contact 811 location services to mark the primary underground lines which generally include phone, electric, water, sewer etc. Irrigation lines, landscape lighting, electric dog invisible fences and electric lines that have been run to outbuildings, pools or other structures, are the homeowners responsibility in identifying and making us aware of such buried cables and pipes. Fenced Up is not responsible for lines that have not been marked and that we have not been made aware of.

Pricing, Payments and Scheduling

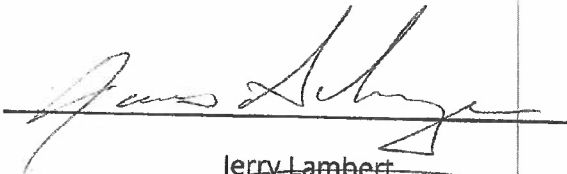
Pricing includes all material and labor to complete the job described above. The quote is based on the actual installed footage and not based off of survey drawings or other verbal changes. Cash and check are acceptable forms of payment. Credit Cards are also accepted, but will incur a 4% charge that we incur through our merchant account provider.

A minimum deposit of 50% is due in order to place you in our schedule. Schedules may vary slightly from day to day depending on workload, weather and other unforeseen delays. We will notify you as we progress towards your job start day and will work diligently once your job has been started to bring it to completion. All payments are due on the day of completion unless other arrangements have been made beforehand.

Make all checks payable to:

Fenced Up
103 McAlister Dr
Ormond Beach FL 32174
904-540-5595
Info@fencedup.com
Licensed and Insured

By signing this document, the customer agrees to the services and conditions outlined in this document.



Jerry Lambert

Future Horizons, Inc.
 403 North First Street
 P O Box 1115
 Hastings, FL 32145-1115

INVOICE

Invoice Number: 69973
 Invoice Date: Sep 30, 2021
 Page: 1

Voice: 800-682-1187
 Fax: 904-692-1193

use this invoice

Bill To:
Tumbull Creek CDD c/o GMS, LLC 475 West Town Place, Suite 114 St. Augustine, FL 32145

Ship to:
Aquatic Weed Control Services

Customer ID	Customer PO	Payment Terms	
Tumbull01	Per Contract	Net 45 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Hand Deliver		11/14/21

Quantity	Item	Description	Unit Price	Amount
1.00	Aquatic Weed Control	Aquatic Weed Control services within Tumbull creek for the month of September <i>Lake maint</i> <i>1.320.53800.46800</i> <i>205C</i>	1,175.00	1,175.00
Subtotal				1,175.00
Sales Tax				
Freight				
Total Invoice Amount				1,175.00
Payment/Credit Applied				
TOTAL				1,175.00

Check/Credit Memo No:

Overdue invoices are subject to finance charges.

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice**Invoice #:** 281**Invoice Date:** 9/17/21**Due Date:** 9/17/21**Case:****P.O. Number:****Bill To:**

Turnbull Creek CDD
475 West Town Place
Suite 114
St. Augustine, FL 32092

Description	Hours/Qty	Rate	Amount
<u>Assessment Roll Certification - FY 2022</u> 16c 1,310.51300.31700		5,000.00	5,000.00

**Total** \$5,000.00**Payments/Credits** \$0.00**Balance Due** \$5,000.00

Governmental Management Services, LLC
1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 282
Invoice Date: 10/1/21
Due Date: 10/1/21

Case:
P.O. Number:

Bill To:

Turnbull Creek CDD
475 West Town Place
Suite 114
St. Augustine, FL 32092

Description	Hours/Qty	Rate	Amount
Management Fees - October 2021 1.310.51300.34000		3,750.00	3,750.00
Website Administration - October 2021 1.310.51300.55000		100.00	100.00
Information Technology - October 2021 1.310.51300.35700		150.00	150.00
Dissemination Agent Services - October 2021 1.310.51300.31300		166.67	166.67
Office Supplies 1.310.51300.51000		0.51	0.51
Postage 1.310.51300.42000		67.57	67.57
Copies 1.310.51300.42500		46.80	46.80
Telephone 1.310.51300.41000		24.31	24.31



Total \$4,305.86

Payments/Credits \$0.00

Balance Due \$4,305.86

Neighborhood Publications, Inc.
P.O. Box 4483
Alpharetta, GA 30023
(904) 514-5447
info@connectneighbors.com
www.connectneighbors.com

Invoice



BILL TO

Murabella
c/o Governmental Management
Services - Central Florida, LLC
475 West Town Place, Suite 114
St. Augustine, FL 32092
United States of America

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
MURA5873	10/01/2021	\$45.00	10/31/2021	Net 30	

oct

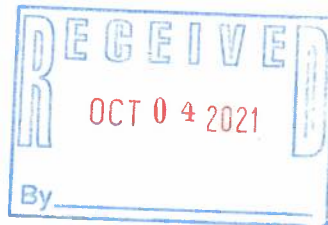
DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Premium Version of Website	Fee for Premium Version of Website - www.mymurabella.com	1	45.00	45.00

BALANCE DUE

\$45.00

346C

1.330,57200.49000





1707 Townhurst Dr.
Houston TX 77043
(800) 858-POOL (7665)
www.poolsure.com

Invoice

Date

10/1/2021

Invoice #

131295602482

Terms	Net 20
Due Date	10/21/2021
PO #	

Bill To	Ship To
Turnbull Creek CDD 475 West Town Place Suite 114 St. Augustine FL 32092	Jeff Branch Turnbull Creek CDD 101 E Positano Ave Saint Augustine FL 32092

Item ID	Description	Qty	Units	Amount
WM-CHEM-BASE	Water Management Seasonal Billing Rate	1	ea	816.29
Fuel Surcharge	Fuel/Environmental Transit Fee	1	ea	38.62
<p>Oct Pool chemicals 41C 1,330.57200.46500</p> <p>RECEIVED SEP 23 2021</p>				

Total 854.91
Amount Due \$854.91

Remittance Slip

Customer
13MUR100
Invoice #
131295602482

Amount Due \$854.91

Amount Paid

Make Checks Payable To

Poolsure
PO Box 55372
Houston, TX 77255-5372



131295602482

Riverside Management Services, Inc

9655 Florida Mining Blvd. W.
Building 300, Suite 305
Jacksonville, FL 32257

Invoice

Invoice #: 67

Invoice Date: 10/1/2021

Due Date: 10/1/2021

Case:

P.O. Number:

Bill To:

Turnbull Creek CDD
475 West Town Place
Suite 114
St. Augustine, FL 32092

1430

Description	Hours/Qty	Rate	Amount
Janitorial Services - 1.330.57200.34200- October 2021		733.33	733.33
Pool Maintenance Services - 1.330.57200.46400 - October 2021		1,158.33	1,158.33
Facility Monitor - 1.330.57200.34800 - Turnbull Creek - October 2021		2,131.75	2,131.75
Facility Monitor - 1.330.57200.34800 - Turnbull Creek - Credit (per 10/1/21 memo)		-238.79	-238.79
Facility Management - 1.330.57200.34000 - Turnbull Creek - October 2021		5,373.42	5,373.42
Facility Attendants - 1.330.57200.34300 - Turnbull Creek - October 2021		1,427.00	1,427.00
Facility Attendants - 1.330.57200.34300 - Turnbull Creek - Credit (per 10/1/21 memo)		-640.76	-640.76
Field Operations - 1.330.57200.34100 - Turnbull Creek - October 2021		4,515.33	4,515.33
Facility Maintenance - 1.330.57200.34400 - Turnbull Creek - October 2021		4,316.33	4,316.33
Common Area Waste Collection - 1.330.57200.34900 - Turnbull Creek - October 2021		1,612.00	1,612.00
Program Director - 1.330.57200.34700 - Turnbull Creek - October 2021		226.83	226.83



RMW

10.8.21

Total \$20,614.77**Payments/Credits** \$0.00**Balance Due** \$20,614.77

Riverside Management Services

9655 Florida Mining Blvd, Bldg. 300, Suite 305, Jacksonville, FL 32257



Turnbull Creek CDD
Monthly Credit Memorandum

DATE: October 1, 2021
FROM: Rich Whetsel
TO: RMS Billing Department
SUBJECT: September Adjustment – Monthly Invoice Adjustment for September 2021 Hourly Services

Please adjust October 2021 invoice to reflect the actual hours worked for the month of September 2021 for the following services.

	<u>Hours</u>	<u>Hourly Rate</u>	<u>Total</u>	<u>Billed</u>	<u>Credit Amount</u>
• Facility Monitor	118.31	\$16.00	\$1892.96	\$2,131.75	\$238.79
• Facility Attendant	49.14	\$16.00	\$786.24	\$1,427.00	\$640.76

RMS

TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT
FACILITY MONITOR BILLABLE HOURS
FOR THE MONTH OF SEPTEMBER 2021

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
9/1/21	5.22	J.M.	Completed daily checklist, answered calls, closed up
9/2/21	2.3	M.S.	Completed daily checklist, answered calls, closed up
9/3/21	5.18	J.M.	Completed daily checklist, answered calls, closed up
9/6/21	6.12	J.M.	Completed daily checklist, answered calls, closed up
9/7/21	4.23	J.M.	Completed daily checklist, answered calls, closed up
9/8/21	4.23	J.M.	Completed daily checklist, answered calls, closed up
9/9/21	2.3	M.S.	Completed daily checklist, answered calls, closed up
9/10/21	4	J.M.	Completed daily checklist, answered calls, closed up
9/14/21	8	T.W.	Completed daily checklist, answered calls
9/14/21	4.25	J.M.	Completed daily checklist, answered calls, closed up
9/15/21	4.22	J.M.	Completed daily checklist, answered calls, closed up
9/16/21	2.23	M.S.	Completed daily checklist, answered calls, closed up
9/17/21	4.23	J.M.	Completed daily checklist, answered calls, closed up
9/20/21	8	T.W.	Completed daily checklist, answered calls
9/20/21	4.18	J.M.	Completed daily checklist, answered calls, closed up
9/21/21	8	T.W.	Completed daily checklist, answered calls
9/21/21	4.15	J.M.	Completed daily checklist, answered calls, closed up
9/22/21	4.17	J.M.	Completed daily checklist, answered calls, closed up
9/23/21	2.3	M.S.	Completed daily checklist, answered calls, closed up
9/24/21	4.25	J.M.	Completed daily checklist, answered calls, closed up
9/27/21	8	T.W.	Completed daily checklist, answered calls
9/28/21	8	T.W.	Completed daily checklist, answered calls
9/28/21	4.23	J.M.	Completed daily checklist, answered calls, closed up
9/29/21	4.22	J.M.	Completed daily checklist, answered calls
9/30/21	2.3	M.S.	Completed daily checklist, answered calls, closed up

118.31

RMS

TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT
FACILITY ATTENDANT BILLABLE HOURS
FOR THE MONTH OF SEPTEMBER 2021

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
9/4/21	9.23	M.S.	Amenity Center/Fitness Center Attendant
9/5/21	9.13	J.M.	Amenity Center/Fitness Center Attendant
9/11/21	9.12	M.S.	Amenity Center/Fitness Center Attendant
9/12/21	7.15	J.M.	Amenity Center/Fitness Center Attendant
9/25/21	7.23	J.M.	Amenity Center/Fitness Center Attendant
9/26/21	7.28	J.M.	Amenity Center/Fitness Center Attendant

49.14



SoutheastFitness

REPAIR

Equipment Repair & Maintenance

14476 Duval Place West, Suite 208 • Jacksonville, FL 32218

Office: 904.683.1439 • Fax: 904.683.1624

southeastfitnessrepair@comcast.net

www.southeastfitnessrepair.com

Invoice # 16408A

Facility Name:	Murabella Amenity Center
Facility Address:	c/o Turnbull Creek 101 West Positano Avenue St. Augustine, Florida 32092
Billing Address:	c/o Turnbull Creek 101 West Positano Avenue St. Augustine, Florida 32092
Contact & Phone:	
Reason for call:	PRECOR EFX THE RESISTANCE BUTTONS NOT WORKING

Date: 19-Aug-2021

Payment is due within 30 days of
invoice date.

Description	Part #	Part Cost	QTY	Total
FLAT RATE FEE		125.00	1.00	125.00
Comments:			<i>Parts Total</i>	125.00
			<i>Tax</i>	0.00
			<i>Balance</i>	125.00

Technician: FRANK HARDY

Thank you for your business.

124C

1.330.57200.63100



SoutheastFitness

REPAIR

Equipment Repair & Maintenance

14476 Duval Place West, Suite 208 • Jacksonville, FL 32218

Office: 904.683.1439 • Fax: 904.683.1624

southeastfitnessrepair@comcast.net

www.southeastfitnessrepair.com

Invoice # 16528A

Date: 01-Sep-2021

Payment is due within 30 days of invoice date.

Facility Name:	Murabella Amenity Center
Facility Address:	c/o Turnbull Creek 101 West Positano Avenue St. Augustine, Florida 32092
Billing Address:	c/o Turnbull Creek 101 West Positano Avenue St. Augustine, Florida 32092
Contact & Phone:	
Reason for call:	RBK - DIAGNOSE FOR REPAIR. SEE ERICK. HE HAS HAS SEVERAL PEOPLE SAYING THAT THE UNIT IS GLITCHING/NOT WORKING PROPERLY. ERICK 904-940-1157

Description	Part #	Part Cost	QTY	Total
FLAT RATE FEE		145.00	1.00	145.00
Comments:			Parts Total	145.00
			Tax	0.00
			Balance	145.00

Technician: ROBERT PETERKIN

124C
1.330.57200.63100

Thank you for your business.





PAYMENT ADDRESS:
Turner Pest Control LLC • P.O. Box 952503 • Atlanta, Georgia 31192-2503
904-355-5300 • Fax: 904-353-1499 • Toll Free: 800-225-5305 • turnerpest.com

Service Slip/Invoice

INVOICE: 7855838
DATE: 9/22/2021
ORDER: 7855838

Bill To: [129708]
Turnbull Creek CCD
475 W Town Pl Ste 114
Saint Augustine, FL 32092-3649

Work Location: [129708] 904-589-4783
Murabella Owners Assoc Inc
101 W Positano
Saint Augustine, FL 32092-4787

Work Date	Time	Target Pest	Technician	Time In
9/22/2021	01:23 PM			01:23 PM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	9/22/2021		01:57 PM

39c
1.330.57200.46600

Service	Description	Price
CPCM	Commercial Pest Control - Monthly Service	\$115.50
		SUBTOTAL \$115.50
		TAX \$0.00
		AMT. PAID \$0.00
		TOTAL \$115.50
		AMOUNT DUE \$115.50



Balances outstanding over 30 days from the date of service may be subject to a late fee of the lesser of 1.5% per month (18% per year) or the maximum allowed by law. Customer agrees to pay accrued expenses in the event of collection.

Turner Pest Control warrants the satisfactory completion of all services rendered and agrees to pay the cost of services as specified above.

PLEASE PAY FROM THIS INVOICE



PAYMENT ADDRESS:
Turner Pest Control LLC • P.O. Box 952503 • Atlanta, Georgia 31192-2503
904-355-5300 • Fax: 904-353-1499 • Toll Free: 800-225-5305 • turnerpest.com

Service Slip/Invoice

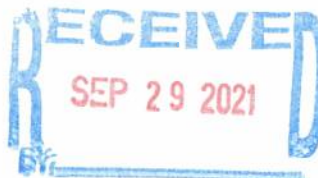
INVOICE: 7856513
DATE: 9/22/2021
ORDER: 7856513

Bill To: [129708]
Turnbull Creek CCD
475 W Town Pl Ste 114
Saint Augustine, FL 32092-3649

Work Location: [129708] 904-589-4783
Murabella Owners Assoc Inc
101 W Positano
Saint Augustine, FL 32092-4787

Work Date	Time	Target Pest	Technician	Time In
9/22/2021	02:01 PM			02:01 PM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	9/22/2021		02:31 PM

Service	Description	Price
CPCM	Commercial Pest Control - Monthly Service	\$78.75
39C		
1.330.57200.46600		
SUBTOTAL		\$78.75
TAX		\$0.00
AMT. PAID		\$0.00
TOTAL		\$78.75
AMOUNT DUE		\$78.75



Balances outstanding over 30 days from the date of service may be subject to a late fee of the lesser of 1 1/2% per month (18% per year) or the maximum allowed by law. Customer agrees to pay accrued expenses in the event of collection.

This invoice is provided for the satisfactory completion of all services rendered and agrees to pay the cost of services as specified above.

PLEASE PAY FROM THIS INVOICE

Total Wine & MORE

907-Total Wine-Jacksonville
4413 Town Center Parkway 300
Jacksonville, FL 32246
904-998-1740

Ticket: 706584 3:58 PM 10/11/2021
Store: 907 Register: 3
Cashier: 46086 (Bella)

Item	Qty	Price	Amount
Fulton's Harvest Pumpkin Pie-750ml	1	9.99	9.99
9674900369 Bumbu Rum Creme-750ml	1	39.49	39.49
81349700617 DeKuyper Blue Curacao-1L	1	12.99	12.99
8068631601 REAL Coco Cream of Coconut-500ml	1	3.99	3.99
7049110009 Bumbu XO Rum-750ml	1	36.99	36.99
81349700614 Canada Dry Tonic Diet-1L	1	1.39	1.39
7800014945 St. Augustine Old Fashioned Mix-8.5oz	1	17.99	17.99
85354500519 Bella Bloody Mary Mix-750ml	1	10.99	10.99
85000107003 Tres Agaves Margarita Mix-1L	1	8.99	8.99
85412500303 Tres Agaves Margarita Mix-1L	1	8.99	8.99
85412500303 Herradura Agave Nectar-23oz	1	8.99	8.99
8330003889 Bittermens Orange Cream Bitters-5oz	1	15.99	15.99
85697200521 Stirrings Mojito Mixers-25.4oz	1	7.99	7.99
78099900351 Yeti Rambler Colster 2.0 Navy-gift	1	24.99	24.99
88883006554 Canada Dry Ginger Ale-1L	1	1.39	1.39
7800015245 Yeti Rambler Colster Slim White-gift	1	24.99	24.99
88883006928 buzbee's Elderflower Tonic-7nr-4p	1	5.99	5.99
68575701522 PK Elijah Craig Bourbon-750ml	1	29.99	29.99
9674900006 Woodford Reserve-750ml	1	29.99	29.99
8112800150 Tito's Handmade Vodka-750ml	1	17.99	17.99
61994700002 Reyka Vodka-750ml	1	18.99	18.99
8366486921 Cook's California Champagne Brut-750ml	1	6.97	6.97
8380404721 La Vostra Prosecco-750ml	1	10.99	10.99
63297400160 Martini & Rossi Dry Vermouth-375ml	1	4.99	4.99
1103442007 Largo Bay Coconut Rum-750ml	1	8.99	8.99
8427997903 Torre dei Gesuiti Sangiovese Pugl-750ml	1	10.99	10.99
74750500315 Herradura Reposado Tequila-750ml	1	41.99	41.99
74460711132 Tiny Umbrellas Moscato-750ml	1		

378 AC

Spec Events

1,330.57200.4940

64918830048	1	52.99	52.99
Catch Fire Cinnamon Whisky-375ml			
8427900072	1	7.99	7.99
Jagermeister-100ml			
8308966030	1	5.99	5.99
Stirrings Rimmers Margarita-3.5oz			
78099900024	1	4.99	4.99
White Claw Variety Pack #1-12c-12p			
63598554890	PK 1	15.99	15.99
Paulaner Oktoberfest-11nr-6p			
8015711676	PK 1	10.99	10.99
Barritts Ginger Beer-12c-4p			
7499302404	PK 1	4.99	4.99
Kentucky Bourbon Barrel Ale-12c-4p			
74730103045	PK 1	11.99	11.99
16oz Orange Party Cups - 50pk-gift			
84209417703	1	9.99	9.99
10oz Plastic Tumbler - 100pk-gift			
84209417815	1	15.99	15.99
10oz Plastic Tumbler - 100pk-gift			
84209417815	1	15.99	15.99

Subtotal	684.87
Tax1	49.34
Tax2	0.00

Total	734.21
--------------	---------------

10/11/2021	15:57:58
DEBIT	Entry Method: Chip
CARD #:	XXXXXXXXXXXX9952
PURCHASE	- APPROVED
AUTH CODE: 27054	
Mode:	Issuer
MID: 590703	TID: 001 SEQ: 033597
Total:	USD\$ 734.21
PIN VERIFIED	

I agree to pay the above amount according to my card holder agreement.

Change	0.00
--------	------

& MORE rewards Select Member
 You've earned 6,853 points
 Your \$5 Rewards Discount will be
 emailed to you tomorrow
 Just 1,686 points until your next reward!
 2021 Tier Points Earned: 11,733
 Member ID: 8757075152046

Thank you for shopping with us today!
 We value your feedback.
 Please take our survey to let us know how
 we're doing:
www.telltotalwine.com

Sold Item Count = 41



Customer Copy

160 Purus Way
Saint Johns, FL 32259
Phone: (904-687-8391

INVOICE #	DATE
1	10/30/21

Turnbull Creek CDD

3801C
Spec Event
1.330.572.494

From: Murabella Manager murabellamanager@rmsnf.com

Subject: Palm tree invoice

Date: October 20, 2021 at 10:30 AM

To: Bernadette Peregrino bperegrino@gmsnf.com, Margaret Bronson mbronson@gmsnf.com

Landscape Lmr.
1,320.53800.46700
Turnbullcreek

MM

3790

L.C.



623595

650-450-2234

CUSTOMER'S ORDER NO.	DEPARTMENT	DATE
NAME	Erick Hutchinson	
ADDRESS	101 W. Positno Ave	
CITY, STATE, ZIP	32092	

SOLD BY	CASH	C.O.D.	CHARGE	ON. ACCT.	MDSE. RETD.	PAID OUT
---------	------	--------	--------	-----------	-------------	----------

QUANTITY	DESCRIPTION	PRICE	AMOUNT
1	6 8' trunk B&B	450	
2	Queen Palms		2700
3			
4	2 7gal magnolia	40	80
5	install	10	20
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			

\$ 2800

tax exempt.

85-8013325158C-1

make check
payable to
Discount plants

RECEIVED BY

FOR REFERENCE

01-11



Hi Bernadette and Margaret,

Please process for TBC CDD. I don't recall which fund to pull this from unfortunately. Please send check to GMS office and I will pick it up and hand deliver it to them since they don't have an office.

Thanks!

Erick

--

Erick Hutchison
amenities manager

PUBLIX

Shoppes at Murabella
84 Tuscan Way
Saint Augustine, FL 32092
Store Manager: Kevin Carine
904-940-2889

Turnbull
Erick Hutchison

378.00

1,330.57200. 49400

** DUPLICATE RECEIPT **

SPRITE	2.39	T F
SPRITE	2.39	T F
COCA-COLA CLASSIC	2.39	T F
COCA-COLA CLASSIC	2.39	T F
COCA-COLA ZERO	2.39	T F
VOSS STILL WATER	2.99	F
VOSS STILL WTR 1LT	2.59	F
VOSS STILL WTR 1LT	2.59	F
VOSS STILL WTR 1LT	2.59	F

Voided Item
VOSS STILL WTR 1LT -2.59 F
VOSS STILL WATER
3 @ 2.99 8.97 F
CAPRI ROARIN FRT P 3.49 T F
CAPRI ROARIN FRT P 3.49 T F
RED BULL ENERGY 7.79 T F
RED BULL ENERGY 7.79 T F
CAPRI RO WTRX GRPE 3.49 T F
CAPRI RO WTRX GRPE 3.49 T F
SIMPLY LEMONADE 3.09 T F
OS CRANBERRY JUICE 5.59 T F
ORGANIC OJ HP GW 5.49 F
LIBBYS LGT PINAPLE 3.65 T F
CHINET CUP/LID

1 @ 2 FOR 10.00 5.00 T

You Saved 1.51

CHINET CUP/LID

1 @ 2 FOR 10.00 5.00 T

You Saved 1.51

CM NB CRMR QT	5.59	F
DIXIE ED BOWLS	3.79	T
DIXIE ED BOWLS	3.79	T
PUB CUP PPR 9OZ	3.39	T
PUB CUP PPR 9OZ	3.39	T
CM NB VANILLA QT	5.59	F
RYNLDS SLOW CKR LI	2.79	T
DUNKIN GRND ORIG C	19.49	F
DUNKIN GRND COLOMB	19.49	F
DC Dunkin	-0.75	F

Order Total 153.01

Sales Tax 5.26

Grand Total 158.27

Debit Payment 158.27

Change 0.00

Savings Summary

Vendor Coupon 0.75

Special Price Savings 3.02

* Your Savings at Publix *

* 3.77 *

PRESTO.

Credit Request Not Authorized

Acct # XXXXXXXXXXXX9106

Reason: EFF Decline Reas

Trace #: 078425

Reference #: 0061144465



From: Murabella Manager murabellamanager@rmsnf.com

Subject: Publix receipt

Date: October 15, 2021 at 12:58 PM

To: Bernadette Peregrino bperegrino@gmsnf.com, Ernesto Torres etorres@gmsnf.com, Margaret Bronson mbronson@gmsnf.com

MM

Hi Bernadette, Margaret and Ernesto,

I had to make another purchase with my credit card today for the chili cook-off tomorrow. I tried using the District card, but it declined. I don't need to make another purchase until the 28th of October. Attached is my receipt for reimbursement. Thank you!

Sincerely,

--

Erick Hutchison
amenities manager

PUBLIX
Shopped at Murabella
84 Tuscan Way
Saint Augustine, FL 32092
Store Manager: Kevin Carline
904-940-2889

** DUPLICATE RECEIPT **

SPRITE	2.39	T F
SPRITE	2.39	T F
COCA-COLA CLASSIC	2.39	T F
COCA-COLA CLASSIC	2.39	T F
COCA-COLA ZERO	2.39	T F
VOSS STILL WATER	2.59	F
VOSS STILL WTR 1LT	2.59	F
VOSS STILL WTR 1LT	2.59	F
VOSS STILL WTR 1LT	2.59	F
Voided Item		
VOSS STILL WTR 1LT	-2.59	F
VOSS STILL WATER		
3 # 2.99	8.97	F
CAPRI ROARIN FRT P	3.49	T F
CAPRI ROARIN FRT P	3.49	T F
RED BULL ENERGY	7.79	T F
RED BULL ENERGY	7.79	T F
CAPRI RO WTHS GRPE	3.49	T F
CAPRI RO WTHS GRPE	3.49	T F
SIMPLY LEMONADE	3.09	T F
OS CRANBERRY JUICE	5.59	T F
ORGANIC OJ HP GW	5.49	F
LIBBYS LGT PINEAPPLE	3.65	T F
CHINET CUP/LID		
1 # 2 FOR 10.00	5.00	T
You Saved 1.51		
CHINET CUP/LID		
1 # 2 FOR 10.00	5.00	T
You Saved 1.51		
CM NB CRMR QT	5.59	F
DIXIE ED BOWLS	3.79	T
DIXIE ED BOWLS	3.79	T
PUB CUP PPR SOZ	3.39	T
PUB CUP PPR SOZ	3.39	T
CM NB VANILLA QT	5.59	F
RYNLD SLOW CKR LI	2.79	T
DUNKIN GRND CRIG C	19.49	F
DUNKIN GRND COLOMB	19.49	F
DC Dunkin	-0.75	F

PO Box 8699, 1880 Eastwest Pkwy
Fleming Island, FL 32006 US
9045054694
Jillf@trimacoutdoor.com
www.trimacoutdoor.com



381C

BILL TO
Murabella-Turnbull Creek
101 E Positano Ave
St Augustine, FL 32092

SHIP TO
Murabella-Turnbull Creek
101 E Positano Ave
St Augustine, FL 32092

INVOICE 11282

DATE 10/01/2021 TERMS Net 30

DUE DATE 10/31/2021

JOB | SCOPE

Landscape maintenance

ACTIVITY	QTY	RATE	AMOUNT
Landscape maintenance:Landscape Maintenance Jacksonville Landscape maintenance for the contracted month, as indicated above by date.	1	23,454.00	23,454.00

Oct 1,320.538.466

Once contractor is authorized to perform the work stated on the face of this contract, payment will be 100% due at the completion of the work. If payment has not been received by Trimac Outdoor within (30) days after billing, Trimac Outdoor shall be entitled to all costs of collection, including reasonable attorneys' fees and it shall be relieved of any obligation to continue performance under this or any other Contract with Client/Owner. Interest at 1.5% per month, or the highest rate permitted by law, will be charged on unpaid balance 45 days after billing and on going thereafter until the bill has been paid.



TOTAL DUE

\$23,454.00

"CHANGING THE LANDSCAPE OF CUSTOMER SERVICE"



P.O. Box 6386
Tallahassee, Florida 32314

INVOICE

Invoice # 351 **A**
Date: 10/04/2021
Due On: 11/03/2021

Turnbull CDD

TURNBL-01

Turnbull Creek CDD - General

375C
1.310.51300.31500

Type	Date	Notes	Quantity	Rate	Total
Service	09/01/2021	Review Trimac RFP pricing and prepare agreement for landscape and irrigation maintenance.	1.80	\$260.00	\$468.00
Service	09/01/2021	review and edit landscape contract; review TA and confer with staff on same; transmit exhibits	0.40	\$260.00	\$104.00
Service	09/10/2021	Review resident correspondence re: tree impacts and confer with staff on same	0.20	\$260.00	\$52.00
Service	09/13/2021	Prepare meeting notice resolution; review agenda and prepare for Board meeting	0.80	\$260.00	\$208.00
Service	09/16/2021	Review meeting follow-up.	0.10	\$0.00	\$0.00
Service	09/17/2021	Update/edit and disseminate pond bank agreement and confer with staff on project management related to same	0.40	\$260.00	\$104.00
Service	09/17/2021	Revise Boudreaux's pond bank agreement and transmit to staff.	0.40	\$225.00	\$90.00
Service	09/20/2021	Review resident correspondence on tree related issues and treatment options; confer re: contract related to same	0.20	\$0.20	\$0.04
Service	09/21/2021	Confer with staff regarding updates to Trimac's agreement and portal access for work authorization; incorporate changes into landscape agreement.	0.90	\$225.00	\$202.50
Service	09/22/2021	Continue updating landscape agreement and confer with staff re: checklist, portal and weekly reports; update landscape agreement with provisions for same; confer re: construction agreement status; review meeting minutes and provide comments to same	0.60	\$260.00	\$156.00
Service	09/23/2021	Review District's amenity policies; review alcohol matrix; confer re: insurance limitations and transmit summary of allowable uses on same; confer re: status	0.60	\$260.00	\$156.00



of deficiency list for Duval					
Service	09/24/2021	Confer with onsite staff re: landscape deficiency status and letter transmission on same	0.20	\$260.00	\$52.00
Service	09/28/2021	Review email correspondence and attachments between District Staff and Duval Landscaping; prepare chart and analysis summarizing same; confer with staff on preparations for a deficiency letter.	1.10	\$225.00	\$247.50
Service	09/30/2021	Review various e-mails and deficiencies to Duval Landscaping; draft deficiency letter and back up to same; confer with staff	0.70	\$260.00	\$182.00
				Total	\$2,022.04

Detailed Statement of Account

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
351	11/03/2021	\$2,022.04	\$0.00	\$2,022.04
Outstanding Balance				\$2,022.04
Total Amount Outstanding				\$2,022.04

Please make all amounts payable to: KE Law Group, PLLC

Please pay within 30 days.



P.O. Box 6386
Tallahassee, Florida 32314

Turnbull CDD

TURNBL-101

Turnbull Creek CDD - Monthly Meeting

INVOICE

Invoice # 352A
Date: 10/04/2021
Due On: 11/03/2021

375C
1,310.51300 31,500

Type	Date	Notes	Quantity	Rate	Total
Expense	09/16/2021	Mileage: Travel to meeting	97.83	\$0.56	\$54.78
Expense	09/16/2021	Meals	1.00	\$7.13	\$7.13
Expense	09/16/2021	Hotel: Lodging for meeting	1.00	\$23.67	\$23.67
Service	09/16/2021	Monthly flat fee	1.00	\$1,500.00	\$1,500.00
				Total	\$1,585.58

Detailed Statement of Account

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
352	11/03/2021	\$1,585.58	\$0.00	\$1,585.58
			Outstanding Balance	\$1,585.58
			Total Amount Outstanding	\$1,585.58

Please make all amounts payable to: KE Law Group, PLLC

Please pay within 30 days.





Questions on this invoice call:
(866) 470-7133 Option 2
Ghbillinginquiries@ccc.gannett.com

10 START STOP	11 NEWSPAPER REFERENCE	12 DESCRIPTION	13 PRODUCT	14 SAU SIZE	15 BILLED UNITS	16 TIMES RUN	17 RATE	18 AMOUNT
08/31		Balance Forward						
09/03	C25046	REV 5/31,6/30 & 7/31 FIN CHG						\$2,606.22
09/30	MC-605618-09302021	Finance Charges						\$-23.61
09/06 09/06	I03373499-09062021	Turnbull Creek CDD - September Meeting	SA St Augustine Record	1.00 x 4.0000	4	1	\$8.98	\$2.09
09/06 09/06	I03373499-09062021	Turnbull Creek CDD - September Meeting	SA St Aug Record Online	1.00 x 4.0000	4	1	\$8.97	\$35.92

PREVIOUS AMOUNT OWED: \$2,606.22
NEW CHARGES THIS PERIOD: \$71.80
CASH THIS PERIOD: \$0.00
DEBIT ADJUSTMENTS THIS PERIOD: \$2.09
CREDIT ADJUSTMENTS THIS PERIOD: (\$23.61)

We appreciate your business.

Your account remains past due. Past due balances are reported to credit reporting bureaus. You must send us your payment immediately in order to continue advertising schedules. Protect your credit.



1,310.51300.48000
4c

INVOICE AND STATEMENT OF ACCOUNT

AGING OF PAST DUE ACCOUNTS

* UNAPPLIED AMOUNTS ARE INCLUDED IN TOTAL AMOUNT DUE



21 CURRENT NET AMOUNT	22 30 DAYS	60 DAYS	OVER 90 DAYS	* UNAPPLIED AMOUNT	23 TOTAL AMOUNT DUE
\$73.89	\$92.05	\$2,351.44	\$0.00	\$0.00	\$2,656.50

ADVERTISER INFORMATION			
1 BILLING PERIOD	6 BILLED ACCOUNT NUMBER	7 ADVERTISER/CLIENT NUMBER	2 ADVERTISER/CLIENT NAME
09/01/2021 - 09/30/2021	18409	18409	TURNBULL CREEK CDD/MURA BELLA/

MAKE CHECKS PAYABLE TO

The St. Augustine Record

The St. Augustine Record Dept 1261
PO Box 121261
Dallas, TX 75312-1261

Payment is due upon receipt.

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Mon, Sep 13, 2021
11:37:46AM

Legal Ad Invoice

The St. Augustine Record

Send Payments to:
The St. Augustine Record Dept 1261
PO BOX 121261
Dallas, TX 75312-1261

Acct: 18409
Phone: 19049405850

E-Mail:

Client: TURNBULL CREEK CDD/MURA BEL

Name: TURNBULL CREEK CDD/MURA BELLA/
Address: 475 W TOWN PLACE
ROOM 114

City: SAINT AUGUSTINE

State: FL

Zip: 32092

Ad Number: 0003373499-01

Start: 09/06/2021

Placement: SA Legals

Copy Line: NOTICE OF MEETING TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT The regular meeting of the Board of

Caller: Sarah Sweeting

Issues: 1

Rep: Chris ISC-Landry

Paytype: BILL

Stop: 09/06/2021

Lines 47
Depth 4.00
Columns 1

Price \$71.80

NOTICE OF MEETING TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Turnbull Creek Community Development District will be held on **Tuesday, September 14, 2021, at 6:30 p.m.**, at the Murabella Amenity Center, 101 Positano Avenue, St. Augustine, Florida 32092. The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for this meeting may be obtained from the District Manager, 475 West Town Place, Suite 114, World Golf Village, St. Augustine, Florida 32092 (and phone (904) 940-5850). This meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when one or more Supervisors will participate by telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (904) 940-5850 at least two calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office.

Each person who decides to appeal any action taken at this meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Ernesto Torres
District Manager
0003373499 September 6, 2021



THE ST. AUGUSTINE RECORD
Affidavit of Publication

TURNBULL CREEK CDD/MURA BELLA/
475 W TOWN PLACE
ROOM 114
SAINT AUGUSTINE, FL 32092

ACCT: 18409
AD# 0003373499-01

PO#

PUBLISHED EVERY MORNING SUNDAY THROUGH SATURDAY
ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

STATE OF FLORIDA
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared MELISSA RHINEHART who on oath says he/she is an Employee of the St. Augustine Record, a daily newspaper published at St. Augustine in St. Johns County, Florida; that the attached copy of advertisement being a **NOTICE OF MEETING** in the matter of **Turnbull Creek CDD - September Meeting** was published in said newspaper in the issue dated **09/06/2021**.

Affiant further says that the St. Augustine Record is a newspaper published at St. Augustine, in St. Johns County, Florida, and that the said newspaper heretofore has been continuously published in said St. Johns County, Florida each day and has been entered as second class mail matter at the post office in the City of St. Augustine, in said St. Johns County, Florida for a period of one year preceding the first publication of the attached copy of advertisement; and affiant further says the he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission, or refund for the purpose of securing this advertisement for publication in said newspaper.

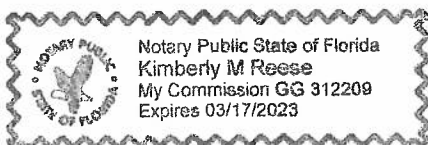
Sworn to (or affirmed) and subscribed before me by means of

☒ physical presence or
☐ online notarization

this _____ day of **SEP 13 2021**

by *Melissa Rhinehart* who is personally known to
me or who has produced as identification

Kimberly M Reese
(Signature of Notary Public)



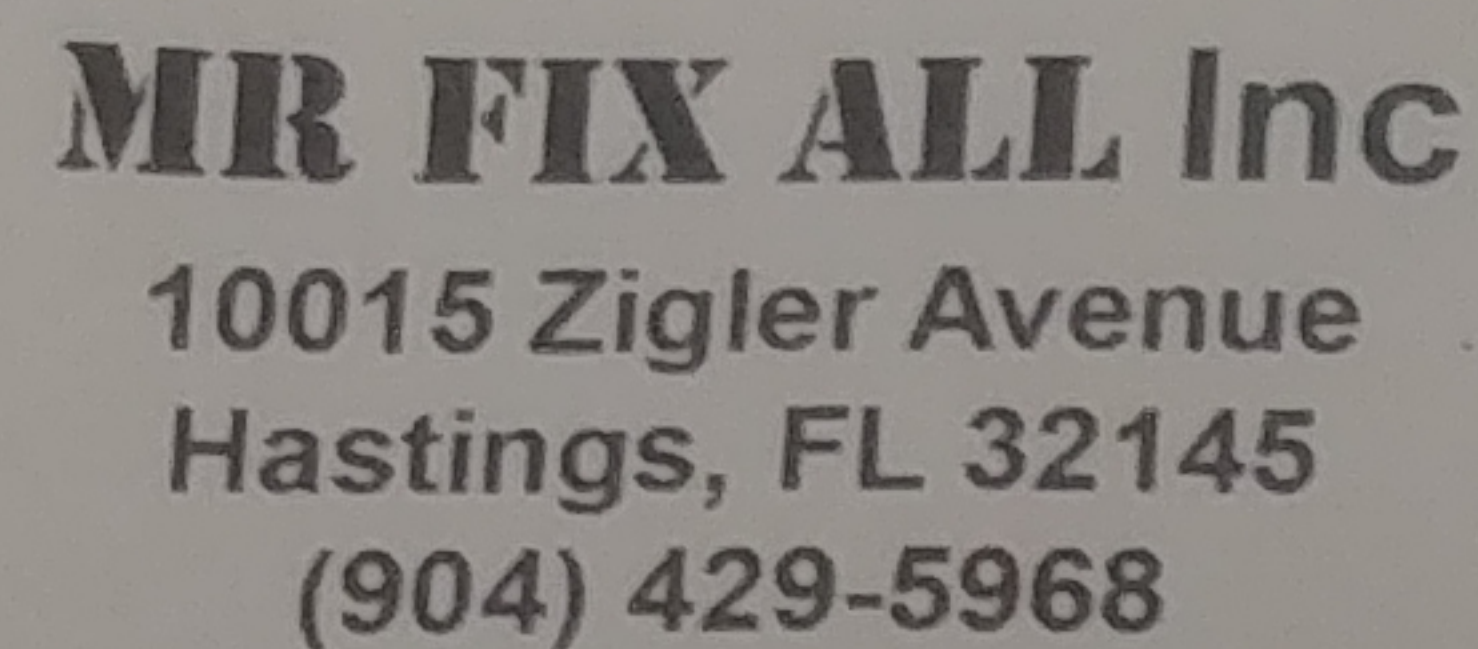
NOTICE OF MEETING
TURNBULL CREEK
COMMUNITY DEVELOPMENT
DISTRICT

The regular meeting of the Board of Supervisors of the Turnbull Creek Community Development District will be held on **Tuesday, September 14, 2021, at 6:30 p.m.**, at the Murabella Amenity Center, 101 Positano Avenue, St. Augustine, Florida 32092. The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for this meeting may be obtained from the District Manager, 475 West Town Place, Suite 114, World Golf Village, St. Augustine, Florida 32092 (and phone (904) 940-5850). This meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when one or more Supervisors will participate by telephone.

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Each person who decides to appeal any action taken at this meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Ernesto Torres
District Manager
0003373499 September 6, 2021



BILL

2677

To: JIM SCHIESZER
(904) 759-9833

Date: 10-22-21

Location: 101 WEST POSITANO AVE.
ST. AUGUSTINE, FL 32092

**This
Agre**

SOLD TO

MEN'S ROOM FIX WATER DAMAGED CASING

\$250.00

WOMEN'S ROOM FIX WATER DAMAGED CASING

\$250.00

TRAVEL / DISPOSAL

\$90.00

Payment Terms:

Total Labor:	\$590.00
--------------	----------

Total Parts:	60.12
--------------	-------

Subtotal: 650.12

Sales Tax: \$ 92.25

Other:

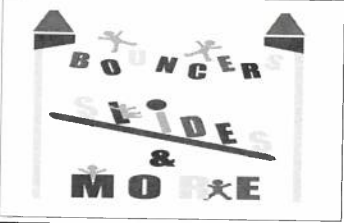
Total: 692.37

I hereby authorize the above work to be done, along with any necessary materials. Payment terms will be made as outlined above. Any costs for collections, including court costs and attorney fees, shall be additional costs to this invoice.

Owner or Authorizing Agent: _____

Date: _____

THANK YOU FOR YOUR BUSINESS!

		Bouncers, Slides, and More Inc. 1915 Bluebonnet Way Fleming Island, FL 32003		Invoice Date: November 21st, 2021 Invoice Number: 11212021.03		
<u>Name / Address</u> Attn: Erick Hutchinson <i>TBC</i> Riverside Mgmt. 101 E. Positano Ave St. Augustine, FL 32092		Additional Details: <div style="text-align: right; font-size: 1.2em;"> <i>304C</i> <i>1.330.572.494</i> </div>				
	Description	Quantity	Rate	Discount	SubTotal	Extended
1	Atomic Bungee	1	\$900.00	15.00%	\$750.00	\$750.00
2	Rockwall	1	\$900.00	15.00%	\$750.00	\$750.00
3	Pony Rides	1	\$600.00	15.00%	\$500.00	\$500.00
4						
5						
6						
7						
8						
9						
10						
11						
12						
13						
14						
15						
16						
17						
18						
19						
20						
Comments:		Subtotal				\$2,000.00
		Sales Tax (0.0%)				N/A
		Total				\$2,000.00



Future Horizons, Inc.

403 North First Street
P O Box 1115
Hastings, FL 32145-1115

Voice: 800-682-1187
Fax: 904-692-1193

INVOICE

Invoice Number: 70324
Invoice Date: Oct 29, 2021
Page: 1

Bill To:

Tumbull Creek CDD
c/o GMS, LLC
475 West Town Place, Suite 114
St. Augustine, FL 32145

Ship to:

Aquatic Weed
Control Services

Customer ID	Customer PO	Payment Terms	
Tumbull01	Per Contract	Net 45 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Hand Deliver		12/13/21

Quantity	Item	Description	Unit Price	Amount
1.00	Aquatic Weed Control	Aquatic Weed Control services within Tumbull creek for the month of October <i>Oct Lake Maintenance 1. 320.538,468 2051C</i>	1,224.33	1,224.33



Subtotal	1,224.33
Sales Tax	
Freight	
Total Invoice Amount	1,224.33
Payment/Credit Applied	
TOTAL	1,224.33

Check/Credit Memo No:

Overdue invoices are subject to finance charges.



Governmental Management Services, LLC
475 West Town Place
Suite 114
St. Augustine, FL 32092

Attn: District Manager

exp 9/21

GF -
eng \$17K

3720
1.310.813.311



Remit to: Johnson, Mirmiran & Thompson, Inc.
Attn: Accounts Receivable
40 Wight Avenue
Hunt Valley, MD 21030

Invoice Date: October 25, 2021
Invoice Number: 2-179257
Period Ending: September 30, 2021
JMT Project Number: 20-02086-001
Prepared By: Nicole Doame
Email: ndoame@jmt.com

Turnbull Creek Community Development District - FY21


This invoice covers Q2 and Q3 for 2021

Period Ending	Employee	Description	Hours	Rate	Amount
4/30/2021	Jennifer Nunn	Engineering Technician	0.50	\$60.00	\$30.00
4/30/2021	Steven Collins	Senior Engineer	10.50	\$175.00	\$1,837.50
4/30/2021	Jason Evert	Project Engineer	1.00	\$135.00	\$135.00
5/31/2021	Steven Collins	Senior Engineer	15.50	\$175.00	\$2,712.50
5/31/2021	Jason Evert	Project Engineer	1.50	\$135.00	\$202.50
6/30/2021	Steven Collins	Senior Engineer	19.50	\$175.00	\$3,412.50
7/24/2021	Robert Dvorak	Project Manager	0.50	\$195.00	\$97.50
7/24/2021	Steven Collins	Senior Engineer	10.50	\$175.00	\$1,837.50
7/31/2021	Reece Carine	Engineering Technician	20.00	\$105.00	\$2,100.00
8/31/2021	Steven Collins	Senior Engineer	11.50	\$175.00	\$2,012.50
9/30/2021	Charles Vickery	Environmental Scientist	3.00	\$105.00	\$315.00
9/30/2021	Jason Evert	Project Engineer	1.00	\$135.00	\$135.00
9/30/2021	Steven Collins	Senior Engineer	10.50	\$175.00	\$1,837.50
9/30/2021	Reece Carine	Engineer	6.00	\$105.00	\$630.00

Total Services: \$17,295.00

Amount Due This Invoice: \$17,295.00

"Certified that all invoicing is true and correct and payment has not yet been received."


Jason Evert, Senior NEPA Specialist, Associate

Federal I.D. Number 52-0963531



Governmental Management Services, LLC
475 West Town Place
Suite 114
St. Augustine, FL 32092

Attn: District Manager

Remit to: Johnson, Mirmiran & Thompson, Inc.
Attn: Accounts Receivable
40 Wight Avenue
Hunt Valley, MD 21030

Invoice Date: October 25, 2021
Invoice Number: 2-179257
Period Ending: September 30, 2021
JMT Project Number: 20-02086-001
Prepared By: Nicole Doame
Email: ndoame@jmt.com

Turnbull Creek Community Development District - FY21
Work Performed Notes

Steven Collins 4/8 Site visit with Jerry and Brian plus travel time
Steven Collins 4/9 Evaluate pond erosion sites
Steven Collins 4/12 Pond repair review
Steven Collins 4/13 Develop pond repair estimate & writeup
Steven Collins 4/16 Prepare scope for pond repairs
Jason Evert 4/26 Edit letter/estimate/proposal; survey coord for Pacetti trail area

Steven Collins 5/4 Discussion with surveyor about whether stormdrain is clogged or not
Steven Collins 5/6 Invoicing
Steven Collins 5/10 Review proposed language on easements
Steven Collins 5/11 Turnbull Creek monthly CDD meeting (plus driving time)
Steven Collins 5/14 Review & analyze survey/review permitted drainage report and plans
Steven Collins 5/21 Flooding assessment
Steven Collins 5/24 Discussions with Jennifer Kilinski (HGS Law) about pond bank reconstruction for bond
Steven Collins 5/25 GIS pond assessment
Jason Evert 5/4 Survey review - pacetti side/jogging trail
Jason Evert 5/13 internal design discussion re: pond/Pacetti Rd/jogging path flooding
Jason Evert 5/27 coordinate with prev engineer re: historic engineering records/plans/surveys

Steven Collins 6/7 Jogging trail flooding assessment
Steven Collins 6/8 Jogging trail flooding evaluation and estimates/Turnbull creek meeting
Steven Collins 6/28 Assessment of entire property for 2021 Consulting Engineer's Report for Master Indenture
Steven Collins 6/29 Prepare and submit 2021 Consulting Engineer's Report for Master Indenture per request of the management company

Steven Collins 7/2 Pond bank repair design
Steven Collins 7/8 Design coordination on pond bank repairs
Steven Collins 7/12 Design coordination
Steven Collins 7/21 Pond bank Repair plan QC/Pond bank repair RFP
Steven Collins 7/22 Pond bank Repair plan QC/Pond bank repair RFP
Steven Collins 7/23 Research contractors Send our RFP
Steven Collins 7/29 Contractor concern
Robert Dvorak 7/12 Pond bank repair discussion with Steven
Reece Carine 7/27 Meeting with Barry to complete paperwork for verbal

Steven Collins 8/6 Review bids for pond repair work
Steven Collins 8/9 Review bids
Steven Collins 8/10 Prepare notes for meeting/Turnbull Creek meeting plus driving time
Steven Collins 8/11 Coordination with Boudreaux's Pro Grade
Steven Collins 8/12 Prepare engineer's report notes for maintenance items observed
Steven Collins 8/17 Pond repairs - coordination for contract

Steven Collins 9/14 Attend Turnbull Creek meeting
Steven Collins 9/17 Review pond grading contract
Steven Collins 9/23 Turnbull SWPPP plan/NOI application
Steven Collins 9/27 Coordination with Boudreaux's

"Certified that all invoicing is true and correct and payment has not yet been received."


Jason Evert, Senior NEPA Specialist, Associate

Federal I.D. Number 52-0963531

TURNBULL CREEK CDD
VENDOR NUMBER/NAME:
INV DATE INV#
20211015 68

163 RIVERSIDE MANAGEMENT SERVICES,
AMOUNT DISCOUNT
70.95

11/09/2021
CHECK #: 001464
NET
70.95 REPAIRS & REPLACEMENTS

TOTAL

\$70.95

Repairs + Replacements
1.330.57200.63100
163C



Total \$70.95

Payments/Credits \$0.00

Balance Due \$70.95

RWJ
10,22,21

Riverside Management Services, Inc

9655 Florida Mining Blvd. W.
Building 300, Suite 305
Jacksonville, FL 32257

Invoice**Invoice #:** 68**Invoice Date:** 10/15/2021**Due Date:** 10/15/2021**Case:****P.O. Number:****Bill To:**

Turnbull Creek CDD
475 West Town Place
Suite 114
St. Augustine, FL 32092

Description	Hours/Qty	Rate	Amount
Maintenance Supplies		70.95	70.95
Repairs + Replacements 1.330.57200.63100			

Total \$70.95**Payments/Credits** \$0.00**Balance Due** \$70.95

RMW
10,22,21

Period Ending 10/05/21

DISTRICT

TURNBULL CREEK

DATE SUPPLIES

PRICE EMPLOYEE

9/27/21 23.816 Gallons of Gas for Gator and Pressure Washer

70.95

J.S.

TOTAL \$70.95

PO Box 8699, 1880 Eastwest Pkwy
Fleming Island, FL 32006 US
9045054694
Jillf@trimacoutdoor.com
www.trimacoutdoor.com



BILL TO
Murabella-Turnbull Creek
101 E Positano Ave
St Augustine, FL 32092

SHIP TO
Murabella-Turnbull Creek
101 E Positano Ave
St Augustine, FL 32092

INVOICE 11505

DATE 11/01/2021 TERMS Net 30

DUE DATE 12/01/2021

JOB | SCOPE
Landscape maintenance

383C

ACTIVITY	QTY	RATE	AMOUNT
NOV Landscape maintenance: Landscape Maintenance Jacksonville Landscape maintenance for the contracted month, as indicated above by date.	1	23,454.00	23,454.00

Once contractor is authorized to perform the work stated on the face of this contract, payment will be 100% due at the completion of the work. If payment has not been received by Trimac Outdoor within (30) days after billing, Trimac Outdoor shall be entitled to all costs of collection, including reasonable attorneys' fees and it shall be relieved of any obligation to continue performance under this or any other Contract with Client/Owner. Interest at 1.5% per month, or the highest rate permitted by law, will be charged on unpaid balance 45 days after billing and on going thereafter until the bill has been paid.



1.320.538.466

TOTAL DUE

\$23,454.00

"CHANGING THE LANDSCAPE OF CUSTOMER SERVICE"



PAYMENT ADDRESS:
Turner Pest Control LLC • P.O. Box 952503 • Atlanta, Georgia 31192-2503
904-355-5300 • Fax: 904-353-4489 • Toll Free: 800-225-5305 • turnerpest.com

Service Slip/Invoice

INVOICE: 7931802
DATE: 10/11/2021
ORDER: 7931802

Bill To: [129708]
Turnbull Creek CCD
475 W Town Pl Ste 114
Saint Augustine, FL 32092-3649

Work Location: [129708] 904-589-4783
Murabella Owners Assoc Inc
101 W Positano
Saint Augustine, FL 32092-4787

Work Date	Time	Target Pest	Technician	Time In
10/11/2021	08:24 AM			08:24 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	10/11/2021		08:44 AM

Service	Description	Price
CPCM	Commercial Pest Control - Monthly Service	\$115.50
		SUBTOTAL \$115.50
		TAX \$0.00
		AMT. PAID \$0.00
		TOTAL \$115.50
		AMOUNT DUE \$115.50

390
1,330,572.460



TECHNICIAN SIGNATURE

CUSTOMER SIGNATURE

Balances outstanding over 30 days from the date of service may be subject to a late fee of the lesser of 1.5% per month (18% per year) or the maximum allowed by law.
Customer agrees to pay accrued expenses in the event of collection.

I hereby acknowledge the satisfactory completion of all services rendered, and agree to pay the cost of services as specified above.

PLEASE PAY FROM THIS INVOICE



**Turner
Pest
Control**

PAYMENT ADDRESS:
Turner Pest Control LLC • P.O. Box 952503 • Atlanta, Georgia 31192-2503
904-356-5300 • Fax: 904-353-4499 • Toll Free: 800-225-5305 • turnerpest.com

Service Slip/Invoice

INVOICE: 7932403
DATE: 10/11/2021
ORDER: 7932403

Bill To: [129708]

Turnbull Creek CCD
475 W Town Pl Ste 114
Saint Augustine, FL 32092-3649

Work

Location: [129708] 904-589-4783
Murabella Owners Assoc Inc
101 W Positano
Saint Augustine, FL 32092-4787

Work Date	Time	Target Pest	Technician	Time In
10/11/2021	08:25 AM			08:25 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	10/11/2021		08:46 AM

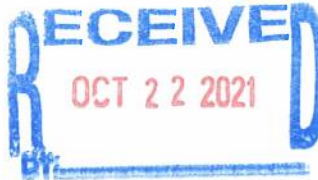
Service	Description	Price
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CPCM Commercial Pest Control - Monthly Service

\$78.75

SUBTOTAL	\$78.75
TAX	\$0.00
AMT. PAID	\$0.00
TOTAL	\$78.75

AMOUNT DUE \$78.75



TECHNICIAN SIGNATURE

CUSTOMER SIGNATURE

Balances outstanding over 30 days from the date of service may be subject to a late fee of the lesser of 1.5% per month (18% per year) or the maximum allowed by law.
Customer agrees to pay accrued expenses in the event of collection.

I hereby acknowledge the satisfactory completion of all services rendered, and agree to pay the cost of services as specified above.

PLEASE PAY FROM THIS INVOICE

1001 Bradford Way
Kingston, TN 37763

Invoice #: 283
Invoice Date: 11/1/21
Due Date: 11/1/21
Case:
P.O. Number:

**Turnbull Creek CDD
475 West Town Place
Suite 114
St. Augustine, FL 32092**

Description	Hours/Qty	Rate	Amount
Management Fees - November 2021	1,310.573,340	3,750.00	3,750.00
Website Administration - November 2021	1,310.513,55000	100.00	100.00
Information Technology - November 2021	1,310.513,357020	150.00	150.00
Dissemination Agent Services - November 2021	1,310.573,313	166.67	166.67
Office Supplies	1,310.573,510	6.55	6.55
Postage	1,310.573,420	41.63	41.63
Copies	1,310.573,425	9.00	9.00
Telephone	1,310.573,410	96.54	96.54
Total			\$4,320.39
Payments/Credits			\$0.00
Balance Due			\$4,320.39

Florida Department of Economic Opportunity, Special District Accountability Program
FY 2021/2022 Special District Fee Invoice and Update Form
 Required by Sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Invoice No.: 84856			Date Invoiced: 10/01/2021
Annual Fee: \$175.00	Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/02/2021: \$175.00

STEP 1: Review the following information, make changes directly on the form, and sign and date:

1. Special District's Name, Registered Agent's Name, and Registered Office Address:



Turnbull Creek Community Development District

Ms. Jennifer Kilinski

Ernesto Torres

Hopping, Green & Sams, P.A.

Gms LLC

119 South Monroe Street, Suite 300

415 West Town Place, Suite 114

Tallahassee, FL 32301

St. Augustine, FL 32092

2. Telephone: (850) 222-7500 *(904) 940-5850*
 3. Fax: (850) 224-8551 *(904) 940-5899*
 4. Email: *jenk@hgslaw.com* *etorres@gmsnf.com*
 5. Status: Independent
 6. Governing Body: Elected
 7. Website Address: *www.turnbullcreekcdd.com*
 8. County(ies): St. Johns
 9. Function(s): Community Development
 10. Boundary Map on File: 09/11/2009
 11. Creation Document on File: 07/27/2004
 12. Date Established: 06/28/2004
 13. Creation Method: Local Ordinance
 14. Local Governing Authority: St. Johns County
 15. Creation Document(s): County Ordinances 2004-47 and 2006-77
 16. Statutory Authority: Chapter 190, Florida Statutes
 17. Authority to Issue Bonds: Yes
 18. Revenue Source(s): Assessments
 19. Most Recent Update: 10/27/2020

159C
1,310,913.540

I do hereby certify that the information above (changes noted if necessary) is accurate and complete as of this date.

Registered Agent's Signature: *Ernesto Torres*

Date *11/23/2021*

STEP 2: Pay the annual fee or certify eligibility for the zero fee:

- a. **Pay the Annual Fee:** Pay the annual fee online by following the instructions at www.Floridajobs.org/SpecialDistrictFee or by check payable to the Department of Economic Opportunity.
- b. **Or, Certify Eligibility for the Zero Fee:** By initialing each of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, **ALL** of the following statements contained herein and on any attachments hereto are true, correct, complete, and made in good faith as of this date. I understand that any information I give may be verified.
1. This special district and its Certified Public Accountant determined the special district is not a component unit of a local general-purpose government.
 2. This special district is in compliance with the reporting requirements of the Department of Financial Services.
 3. This special district reported \$3,000 or less in annual revenues to the Department of Financial Services on its Fiscal Year 2019/2020 Annual Financial Report (if created since then, attach an income statement verifying \$3,000 or less in revenues).

Department Use Only: Approved: _____ Denied: _____ Reason: _____

STEP 3: Make a copy of this form for your records.

STEP 4: Mail this form and payment (if paying by check) to the Department of Economic Opportunity, Bureau of Budget Management, 107 E. Madison Street, MSC 120, Tallahassee, FL 32399-4124. Direct any questions to (850) 717-8430.